
PUBLIC HEARING

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and approximately 15 guests

- 1. The Brecksville Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, August 7, 2025 at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 233.3' for PP# 60132006, 9118 Highland Drive, Brecksville, Ohio 44141**

Mr. Lahrmer opened the Public Hearing meeting of the Planning Commission at 7:05 pm by reading the following legal notice published in the Sun Star Courier, Friday, July 25, 2025.

The applicant withdrew the submission due to the setback measurement being moved from 233.3 ft. to 185 ft. after the legal notices were already sent to the public with the 233.3 ft. notice. The applicant will resubmit with the proper measurements for a new public hearing. 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, Laura Redinger, Mayor Kingston

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

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and approximately 15 guests

Mr. Lahrmer opened the Regular Meeting at 7:05 pm

Approval of Minutes

- 2. Approval of the Regular Meeting Minutes of July 3, 2025**

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission

Regular Meeting Minutes of July 3, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Lawry Kardos, Laura Redinger, Mayor Kingston

Abstain: Robin Wilson

Nays: None

MOTION CARRIED

3. Approval of the Work Session Meeting Minutes of July 3, 2025

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of July 3, 2025, be approved.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Dominic Sciria, Lawry Kardos, Laura Redinger, Mayor Kingston

Abstain: Robin Wilson

Nays: None

MOTION CARRIED

Signs

4. Physicians Ambulance 9200 Noble Park Drive

Applicant Ryan Brady, Brady Signs Co., explained the two signs to the board, one being the name, "Physicians Ambulance" with three-foot letters, and one being the address with two-foot letters. The letters are fabricated metal, non-illuminated, and flesh mounted to the building. With no other comments, Mr. Lahrmer moved for a motion.

Motion by Mr. Lahrmer, seconded by Mr. Sciria for approval and recommendation to City Council and Building Department issue a permit for a 93.75 sq. ft. non-illuminated exterior wall sign for Physicians Ambulance, 9200 Noble Park Dr., Brecksville, Ohio, as described in the application dated June 30, 2025 and attached drawings by Brady Signs.

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

Abstain: None

Nays:None

MOTION CARRIED

5. Talix 6055 W. Snowville Rd.

Cathy Clarke, Ace Lighting Services, explained two signs to the board. One, a wall sign on the front of the building with an aluminum backer and acrylic letters 9 ft. 8 by 2 ft. 8, non-illuminated and 3 inches deep. The second, a monument sign created with an aluminum sleeve that will slide over the existing 10 ft. by 3 ft sign, is non-lit and 12 inches deep, and new address letters as well.

Mr. Lahrmer stated to the applicant that a deviation is required. With no other comments, Mr. Lahrmer moved for a motion.

Motion by Mr. Lahrmer, seconded by Mr. Sciria for approval of a 25.8 sq. ft. permanent non-illuminated wall identification sign, and a 30.0 sq. ft. permanent, non-illuminated ground sign for Talix, located at 6055 W. Snowville Rd, Brecksville, Ohio as described in the application dated July 21, 2025 and shown in the attached drawings submitted by Ace Lighting Services, contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.10(c) requirement that ground identification signs be 40' from the ROW to allow a sign 20' from the ROW

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

Abstain: None

Nays: None

MOTION CARRIED

6. Brick & Vine Restaurant 8903 Brecksville Rd.

Ben Geschke, A Sign Above Inc., present on behalf of Brick and Vine Restaurant, was proposing three wall signs, one on the South Side, one on the East rear wall, and a bracket sign on the North side wall. Each are quarter-inch-thick, aluminum composite signs with laminated vinyl. There are two signs that are window decals on the front West wall.

Mr. Lahrmer walked through the deviations with the applicant, and the applicant explained they are keeping the old bracket that was currently on the building. Mr. Lahrmer explained that the wall sign on the back would be a new sign and did not previously exist. Mr. Lahrmer asked if all the signage would be necessary. Mr. Geschke believed that with a corner lot, there is a lot of exposure. Ms. Kardos wanted to confirm that there would be no signage on the awning, to which Mr. Geschke stated yes. Ms. Redinger stated the rear wall sign could be helpful. Mr. Sciria stated the sign on the rear could come down a little lower for better visibility. Mr. Lahrmer elaborated on the location of the rear sign, and that the height would be centered on the adjacent window, and the spacing centered between the window and the corner. The Commission deliberated on the number of signs for some time. Ms. Kardos believed the four signs made sense because the building is so close to the road. Mr. Lahrmer then asked about the bracket sign, and Mr. Geschke explained the sign slides into the bracket, which is why the sign size cannot be changed. Mr. Caruso liked the two window signs because there is balance. Mr. Sciria also discussed the element of symmetry and why he liked the window signs. With no other comments, Mr. Lahrmer moved for a motion.

Motion by Mr. Lahrmer, seconded by Mr. Sciria for approval and recommendation to City Council for a 12.5 sq. ft. non-Illuminated, permanent projection sign on the North side wall, a 12 sq. ft. non-Illuminated permanent, exterior, wall sign on the South side wall, a 8.325 sq. ft. non-Illuminated, permanent exterior wall sign on the East rear wall, and (2) - 3.61 sq. ft. permanent exterior window signs on the front West wall, located at 8903 Brecksville Rd., Brecksville, Ohio, as described in the application dated July 16, 2025 and attached drawings by A Sign Above, Inc., subject to approval of the following deviations:

1. A deviation from Section 1187.09(6) from the permitted 3 feet to allow a bracket sign to extend 5 ft. from the face of a building into the right-of-way
2. A deviation from Section 1187.09(6) from the projection sign to be permitted in lieu of a permitted wall sign to allow both projection and wall signs
3. A deviation from Section 1187.09(6) to permit a 12.5 sq. ft. bracket sign from the permitted 9 sq. ft.
4. A deviation from section 1187.09(c) that wall identification sign be located on the front of building to allow on the South side wall
5. A deviation from section 1187.09(c) that wall identification sign be located on the front of building to allow on the East rear wall
6. A deviation from Section 1187.09(c) from one window sign per unit to be permitted to allow for two window signs
7. A deviation from Section 1187.09(1) total permitted signage area of 39 sq. ft. to allow 40.025 sq. ft.

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

Abstain: None

Nays:None

MOTION CARRIED

7. Masu Restaurant 5720 Independence Dr.

Matt Mendez, DiGeronimo Companies, explained the application for signage at 5720 Independence Drive, Masu Restaurant. He supplied the daytime and evening renderings, and facade specs requested from the last meeting they attended. Mr. Lahrmer asked a question regarding the criteria manual for storefront design and requested, from now on, a letter to confirm that the storefront design has been reviewed with the criteria in the manual be brought in front of the Commission. Mr. Lahrmer elaborated about the manual, and it states the storefront designs shall not have fake wood, and now there are panels that look like faux wood. The sign that has been submitted does not support the manual. Kevin DiGeronimo came to the stand and stated the manual was for basic guidelines that tenants could follow, but in this case, they are okay with the look and feel. Mr. Lahrmer explained the manual is set for some guidelines, and the first submission does not follow the guidelines. Ms. Redinger asked if Masu is a second location, and Mr. DiGeronimo explained there are other concept restaurants and there is a method for signage that is being presented. Ms. Wilson asked about the wood fiber panels and asked if they could explain what 70 percent means regarding the composite. Mr. DiGeronimo explained a composite material creates more durability. Ms. Kardos also added that this is their criteria book, and right off the bat the signage does not meet that criteria. The Commission deliberated on the criteria manual for some time. Ms. Redinger asked for a broader discussion on the sign, and Mr. Lahrmer explained there are concerns about the vinyl. Mr. Lahrmer explained faux materials can look cheap, but wood looks like wood and metal looks like metal. Mr. Lahrmer asked if the criteria manual should be investigated further again. Mr. DiGeronimo said wood in this area would be a bad use because it would age, but would meet the definition. Mr. Lahrmer said examples would be nice to see and feel the material. Mr. Lahrmer wanted clarification on how the panel lines fit

into the joints, how those turn the corner, and representation of the rendering. The sign was tabled with no vote.

The Regular Meeting closed at 7:45 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Abby Jakobsky

Reports

8. Report of Council Representative

No report.

9. Report of Mayor

This Sunday is the Annual Corn Roast to support the Historical Society.

10. Report of City Engineer

No report.

WORK SESSION

The Work Session opened at 7:45 pm

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and approximately 15 guests

11. Front Yard Setback 9118 Highland Dr.

Withdrawn during the Public Meeting, no motion was made.

During the Work Session period of the meeting, a guest asked why the 9118 Highland Setback was not heard by the board. Mr. Lahrmer clarified that the drawing that was submitted for the front yard setback was 233.3', and on the date of the meeting, an updated drawing for a setback of 185' was submitted. Because the public announcement was sent out for 233.3', the applicant chose to reapply.

12. Lot Split & Access Easement 6618 Morningside Dr.

Anne Schilling, NEORSD, and Mark Yeager, KS Associates, were present to speak about the lot split at 6618 Morningside Drive. They explained they are looking to split off the rear

portion of the parcel and create it as a subplot, so the Northeast Ohio Regional Sewer District can maintain the facility. They also would like to place an access easement on Parcel B to access the facility. Mr. Wise stated the Northeast Ohio Regional Sewer District is taking over the storm water basin and is deeming the lot unbuildable, the access easement is supplied as another document and has been reviewed, and the lot will be landlocked but is unbuildable. The existing lot will require variances, but it represents the usable lot. No objections present. Mr. Lahrmer stated the irregular form for Parcel B already exists, which creates no change. Ms. Wilson asked if there is an agreement with the property owner, and Ms. Schilling answered yes. With no other comments, Mr. Lahrmer moved for a motion.

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

Motion by Mr. Lahrmer, seconded by Mr. Sciria for approval of a lot split for 6618 Morningside Drive, Permanent Parcel Number 60321079 for Northeast Ohio Regional Sewer District to take over the storm water management facility on Parcel A, and to allow for an access easement on Parcel B, as described in the application dated July 7, 2025, and the plat dated June 6, 2025, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals for the following variances:

- A variance from Section 1117.09 that lots be generally rectangular in form to allow an irregular form for Parcel B
- A variance from Section 1151.24 of a minimum rear yard setback of 60 ft. to allow for 19.4' for Parcel B
- A variance from Section 1151.21(d) that each lot shall abut a dedicated street for a distance not less than 60 percent of the lot width to allow for no frontage for Parcel A

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

Abstain: None

Nays: None

MOTION CARRIED

13. Solar Panel Installation on Barn 13114 Snowville Rd.

Ray McPherson, with Yellowlite Solar Company, was proposing 15 solar panels on the rear roof of the barn at 13114 Snowville Road. There will be a trench from the barn to the house for connection as well. Mr. Lahrmer explained there are no deviations, but additional documents have been asked for. Mr. McPherson said the rendering of panels on the roof and the weight load regarding the roof document will be provided. With no other comments, Mr. Lahrmer moved for a motion.

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

Motion by Mr. Lahrmer, seconded by Mr. Sciria for approval and recommendation to City Council for a Solar Photovoltaic System installation at 13114 Snowville Road, Brecksville, Ohio Permanent Parcel Number 60527002, as described in the application dated July 15, 2025 and attached plans submitted by YellowLite, Inc. contingent on City Council's approval

and contingent on submission of the structural certification to the building department.

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

Abstain: None

Nays: None

MOTION CARRIED

14. CSA Office & Lab 9910 Brecksville Rd.

Kevin DiGeronimo, DiGeronimo Companies, was present to look for Preliminary approval for the building and site layout, Preliminary and Final approval for Mass Grading and Storm Water Management (SWPPP). Mr. DiGeronimo walked through the application, sharing information including the building, the resubmission of grading and preserving trees, and the explanation that the building has been lowered 2.5 ft, as well as some sections of the site being lowered. Mr. DiGeronimo also explained parking and stated that CSA will not need all of the parking in the evening, and it can then be used by the restaurants. Mr. DiGeronimo said they are ready to start physical construction of the building soon.

Mr. Wise explained his comments, and they went as follows: with the preliminary plan, the ALTA survey is provided, future use areas are shown, and there is a 42-inch sewer that is not shown in the survey. Site plan shows the turning radius has been adjusted, the inner-linking trail is located on the frontage. Comments on grading will be shown later. The storm water report is a continuation of the previous, and the report has been updated, Geotechnical is provided, the most current traffic report has been supplied, with a right in and right out. A final traffic report will be needed. The lighting plan has not been submitted but will eventually be needed, and the landscape plan has been submitted. Mass Grading: looking for final approval, need the NOI, need something from their files that has an Army Corps permit or letter from wetlands and streams that there are no concerning impacts, NEF letter has been supplied, the building went down 2.5 ft, the secondary pad did not move, Brecksville Road frontage grading has been flattened some, but does work up to the same elevation. Mr. Wise further explained the slope and the grading for some time in detail.

Mr. Lahrmer started the conversation with code, and it complies with the base zoning and land planning. Mr. Lahrmer also spoke about some other impacts of the development plan regarding code, such as integration with the surrounding natural features, consideration of architecture, grading, natural contours for drainage, and so on. Mr. Lahrmer explained the intent and interpretation of these sections of the code for some time.

Mr. Lahrmer stated that, in his opinion, some of the grading was on the high side, and the South end having grade change occur on the property, instead of on the BPDA that it is attached to. The North end future use pad is set at 1110, which is almost 10 ft. above Sherwin Drive, the mounding on the North end goes up 15 ft, and is concerned this is reshaping the site. Mr. Lahrmer felt the height is still too high, and the building pad and grading on the North end could be dropped. Mr. Lahrmer talked about grading for some time. Mr. Lahrmer also talked about pedestrian access and felt that taking the residents out to Route 21 to use the sidewalk is not representative of the discussion from previous meetings.

Mr. DiGeronimo stated the future development slab could be lowered if that is the limitation for final approval. Mr. DiGeronimo spoke about the rendering package, and the need for more parking, which is a plan for future use and why the grading is where it stands. Mr. DiGeronimo talked about how the grades matter because of the need for parking. Mr. DiGeronimo does not want to lower the building, and believes it is starting to challenge the connection. Mr. DiGeronimo spent a considerable amount of time talking and collaborating with the board on the grading. Mr. DiGeronimo talked about the path and widening it to make it feel more interactive. Mayor Kingston liked the sidewalk along Brecksville Road.

Ms. Redinger asked if the sidewalks would be in front of the apartments and Mr. DiGeronimo stated yes, then further explained the connectivity. Mayor Kingston liked the idea of the path winding. The Commission deliberated on the placement of the path, and the connectivity for some time.

Ms. Kardos stated the grading to the North is high, and even though it is a buffer, it is still high. Mr. DiGeronimo said the mound could be lowered and vegetation could be used for a buffer. The mound in front of the parking lot helps block the sight of cars for parking.

Mr. Sciria stated there are concerns about the grading, and from the entrance of the building to the driveway. Mr. DiGeronimo stated they are walking uphill towards the office, and do not want to see the average slope go above 3 percent. The board elaborated on the slope and the height of the building for some time.

The board talked about the mounds again for some time and how the future use area is being treated as landscaping for now, which is what Mr. DiGeronimo explained. Mr. DiGeronimo wanted to have enough dirt present to shield. Mr. Lahrmer stated he is interested in the future use of the pad and mound coming down some.

The Commission moved onto the building and Mr. DiGeronimo explained that there is a lot of functionality in the design for the lab, and an additional metal panel has been added to the office façade. Mr. Lahrmer asked Mr. DiGeronimo to describe the painting of the precast. Mr. Lahrmer stated painting concrete does not present long-lasting effects. Mr. DiGeronimo said the paint application has gotten better with technology.

Mr. Lahrmer went back to the grading and stated at least 75 percent of the site is below the finished floor elevation. The amount of grading is a challenge, and he elaborated about reshaping for some time. The mounding along 21 will add to the effect, but stated that the mounding won't hide much of the building, since the road is 1114 and the mound is at 1115, the cars will still be seen. He still believed the grading and the building is too high. Mr. DiGeronimo said he is confident the mounding and landscape plan will help hide the cars. Mr. Lahrmer explained that the site will not be completely balanced but believed it is excessive. Mr. DiGeronimo believed that this grading is minimal compared to the size of the site. The board elaborated on the grading and mounds for some time.

Further discussion was made on the mass grading and Mr. Sciria explained this section is not part of the BPDA and believed the code must be applied. Mr. Sciria stated there is mostly fill on this site and asked if the sight can be lowered one foot. He believed the slope was not

excessive. Mr. DiGeronimo stated that engineering-wise, the submission passes engineering standards. Mr. Lahrmer believed the grading is excessive in comparison to what the ordinances say. Mr. DiGeronimo stated the mound to the North of the building could come down five feet, at 1128, and the future pad could go down to 1107.50. Ms. Kardos asked if the mound to the North could go any lower, and Mr. DiGeronimo stated it could go down to 1123. With no other comments, Mr. Lahrmer moved for a motion.

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

Motion by Mr. Lahrmer, seconded by Mr. Sciria for PRELIMINARY approval for the building and site layout, for a new office and lab development, located at 9910 Brecksville Rd, Brecksville Ohio, PPN 604-09-017 as described in the application dated 7/31/25 and attached plans:

- A. ALTA Land Title Survey, 3 pages
- B. Civil & Landscape
- C. Traffic Study Part One
- C. Traffic Study Part Two
- D. Floor Plans, 3 pages
- E. Elevations, 3 pages
- F. Soils Report
- G. SWM Report, 9 pages
- H. Site Grading & Section Study, 2 pages
- I. Turning Radius Studies, 2 pages
- J. Existing Facility Parking, 1 page
- K. Renderings, 12 pages
- L. Exterior Façade Example, 1 page
- M. Previous City Review Letter, 2 pages

1. A deviation from section 1183.05(b) which requires the proposed use to have at least 957 parking spaces to allow a minimum of 363 spaces.

Contingent on approval of the City Engineer, City Council, and approval from the Board of Zoning Appeals for the follow variances:

2. A variance from Section 1157.29 (d)(1) which requires a minimum rear yard building setback of 75 ft to allow for 62.4 ft.
3. A variance from Section 1157.29 (a)(4) which requires a minimum front yard parking setback of 85 ft to allow for 68.5 ft.
4. A variance from Section 1157.29 (c)(2) which requires a minimum side yard parking setback of 25 ft to allow for 0.8 ft on the South side.
5. A variance from Section 1157.29(d)(2) which requires a minimum rear yard parking setback of 25 ft to allow for 6 ft.
6. A variance from section 1183.04(c) which requires that parking space dimensions be 10 x 20 ft to allow 9 x 18 ft parking spaces.

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

Motion by Ms. Redinger, seconded by Ms. Kardos for PRELIMINARY and FINAL approval for Mass Grading and Storm Water Management (SWPPP) for a new office and lab development, located at 9910 Brecksville Rd, Brecksville Ohio, PPN 604-09-017 as described in the application dated 7/31/25 and attached plans:

- A. ALTA Land Title Survey, 3 pages
- B. Civil & Landscape
- F. Soils Report
- G. SWM Report, 9 pages
- H. Site Grading & Section Study, 2 pages
- I. Turning Radius Studies, 2 pages
- M. Previous City Review Letter, 2 pages

and contingent upon (1) revising the top of the mound immediately North of the building to 1123.00 and (2) revising the top of the pad for future use to 1107.50

ROLL CALL: Ayes: Dominic Caruso, Robin Wilson, Lawry Kardos, Laura Redinger, Mayor Kingston
Abstain: None
Nays: Eric Lahrmer, Dominic Sciria
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 10:00 pm

Adjournment