
PLANNING COMMISSION MEETING MINUTES - 10/09/25
PUBLIC HEARING

The Public Hearing opened at 7 pm.

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and 5 guests

1. The Brecksville Planning Commission will hold a Public Hearing on Thursday,

October 9, 2025 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).

Josh Angelini at 6916 Mill Rd., and Ray McPherson from YellowLite Solar, were present to explain the proposed Solar Panels at the Public Hearing. Mr. Angelini stated the deviation requested is so the Solar Panels can be located on the roof facing the side yard. Mr. McPherson explained three panels would be on the side because of the shade of trees on the house. These panels are needed to maintain adequate system output. Mr. Lahrmer asked if anyone from the public was present to speak on this appeal, and no one was present. Mr. Lahrmer also indicated that there was a letter in support for the system. With no comments, Mr. Lahrmer motioned to close.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

The Public Hearing closed at 7:05 pm.

REGULAR MEETING

The Regular Meeting opened at 7:05 pm.

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and 5 guests

Approval of Minutes

2. Approval of the Regular Meeting Minutes of September 18, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of September 18, 2025, be approved.

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

Absent: None

Abstain: Eric Lahrmer
Nays: None
MOTION CARRIED

3. Approval of the Work Session Meeting Minutes of September 18, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of September 18, 2025, be approved.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

Signs

4. Masu Restaurant 5720 Independence Dr. #110

To begin, Mr. Lahrmer stated that the Planning Commission received a letter from Mr. Decker that proposed updates to the manuals for the Tenant Design and Construction Manual, and the Tenant Sign Criteria. Mr. Lahrmer also stated that if the application was in direct conflict with the manual, it would need an amendment before a vote. Ms. Redinger asked if the manual is just a guideline and does the Commission still have the ability to deny or approve a request that comes in. Mr. Lahrmer elaborated on the manual and stated the development is a BPDA and within the zoning ordinances, in such, it needs a development plan. When the applicant came in with buildings 2-6, they had documents to describe the architectural concepts. Since the commercial projects have not come in yet, the criteria manuals establish the architectural and signage concepts that are required, since they don't know every tenant who will come in. The manual of the BPDA grants the Commission the ability to grant relief on some rules and regulations and, in return, receive a holistically planned development. The manual also specifically prohibited items as well, and again, the proposed modification allows the Commission to vote. Ms. Redinger stated her understanding was for the criteria to put parameters in place as guidelines for the developers, but all along the Commission still has the ability to say yes or no. Mr. Sciria stated that this is not a guideline as the document stated criteria. Ms. Redinger believed that 100 percent of the criteria would not be followed, and the criteria is more so a framework to which Mr. Sciria stated that the language within the document stated prohibited, which took away flexibility. Mr. Lahrmer stated if the revisions are accepted, then the Commission can vote. Ms. Redinger wanted to make sure the Commission could be flexible, and that the underlying ability for the development to move along is there.

Emily Scheffler and Josh Decker, with DiGeronimo Companies, explained that they wanted to start with Tenant Design and Construction Criteria. To start, Mr. Decker stated the panels were viewed as metal panels and not faux wood material. As well, changing the word "prohibited" was understood, but was not given in the original feedback. Mr. Lahrmer stated that "prohibited" was just a recommendation, but it is up to the applicant. Prohibited should be things that are absolutely not going to be approved. Mr. Caruso said the manual stated that

special consideration should be given for the use of prohibited materials at the landlord's sole discretion, and asked if that means the Commission is covered. The developer gives the unofficial approval, and it still has to go to the city. Mr. Caruso also believed the spirit of the guidelines was to make sure they are getting a first-class product without giving up the ability to vote things up or down. Mr. Lahrmer wanted to make sure they could come to an agreement. Mayor Kingston stated there seemed to be a difference of opinion regarding the manual, and it seems like some view it as a guideline versus criteria and wanted to know if changing the title made a difference. Ms. Scheffler said they are open to changing the name from the Tenant Design and Construction Manual to Tenant Design and Construction Guidelines. Mr. Lahrmer talked about the panels and went into depth, and Mr. Decker believed they viewed the panels differently. Mr. Lahrmer believed some of the items should be prohibited, but did question simulated brick, wood, or stone. Mr. Caruso stated to get rid of this bullet point all together and have the applicant present the material they want to use, and have the Commission evaluate it.

The Sign Criteria Manual was next, and Mr. Lahrmer suggested Mr. Decker's letter says something along the lines of "the landlord reviewed the signage and it is generally compliant with the manual", which is just a suggestion from Mr. Lahrmer. Mr. Lahrmer asked for the letter to state that this signage was approvable by the landlord. Mr. Decker stated he was careful not to put approved because it still has to go to the City. As a result, Mr. Lahrmer recommended "generally in compliance" as a term as well. Ms. Scheffler added that signage will be subjected to landlord review for compliance to avoid the term approval because formal approval is from the City of Brecksville. This exact terminology that Ms. Scheffler stated that "Some sign types may require a deviation request. Any deviation is subject to Landlord review for compliance, followed by a formal review from the City of Brecksville for approval to clarify." Mr. Sciria added in stating compliance with the landlords guidelines.

The second part of the conversation was adding "internally illuminated" to the signage types. Mr. Lahrmer stated that the proposed sign type was not explicitly allowed or allowed within the sign types, but recommended to put it in the letter that the sign was reviewed for compliance from the guidelines. Ms. Scheffler stated the name will be changed to guidelines, and the italicized language will be changed to what was agreed upon. The addition of the internally illumination will not be added under signage, which was agreed upon. The conversation moved onto the signage type, and Mr. Lahrmer stated that the channel letters can be seen as an over-commercialized look. Mayor Kingston stated that Limelight was approved as a face-lit channel letter. Mr. Lahrmer stated he would have to look back at Limelight. Mr. Caruso asked if there would be other luminated face-lit letters versus panel signs with other applicants. Mr. Decker stated there may be more applicants with this style. Mr. Lahrmer confirmed with Ms. Scheffler and stated that the italicized language will be adjusted as discussed. The applicant will come back with everything in writing for a vote.

The Commission moved onto the Masu Signage, 5720 Independence Dr., #110. Mr. Decker brought in the facade material product to show to the Commission. Ms. Scheffler stated the samples are dark and light paneling to create a butt joint appearance. The material looks close to wood but still provides the durability needed. Mr. Lahrmer liked the material based on the facade. No one else had any objections. Ms. Scheffler moved onto the sign which was

described as halo-lit, and requested a specific deviation for internal illumination for a wall sign. This is the only signage for MASU, which is why illumination will best suit the project. Mr. Lahrmer asked if the sign could be put on a dimmer to find a feasible level, and Mr. Decker said that could be explored but was worried about the flicker. With no other comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for FINAL approval of a 7.3 sq. ft. halo-lit, illuminated, wall sign and façade for MASU Restaurant located at 5720 Independence Dr. #110, Brecksville, Ohio, as described in the application dated September 2, 2025 and attached plans by Apex Pinnacle Services, LLC. and contingent on City Council's approval of the following deviation:

1. A deviation from Section 1187.05(d)(2) that internal illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow for a halo-lit illuminated wall sign.

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

Absent: None

Abstain: Dominic Caruso

Nays: None

MOTION CARRIED

5. Flour Restaurant 5720 Independence Dr. #100

Ms. Scheffler described Flour signage at 5720 Independence Dr., #100 which has been in front of the Commission before. The first sign would be visible from both sides, halo and face-lit. There will also be planters placed in front of this sign. Visibility is important for this ground sign because people are coming from a few ways. At its size, it gives it prominence for visibility in the area. Ms. Redinger wanted to confirm the color would be red because the samples on the documents looked more orange, which the applicant confirmed the color was red. Mr. Lahrmer questioned if someone might jump up and touch the sign, and asked if that was a security standpoint, to which Ms. Kardos agreed. Mr. Decker explained this could be a concern, but would not deter them from their approach because of the way the sign is being mounted. Mr. Lahrmer is concerned about the ground sign because of its non-conformance to the City code. He would like to see the size reduced, and asked if it needs to be face-lit and halo-lit. Mr. Decker stated that to get the look they are going for, it would be accomplished with this lighting style. Ms. Scheffler explained the sign cannot be mounted to the glass. Mayor Kingston asked if Erie Island was a wall sign, and Abby stated yes, a similar case to this sign where they both run parallel to the wall and both have the identity of a wall sign. Mr. Lahrmer stated that the combination of both signs being large is the difficulty of the conversation. Ms. Scheffler stated this ground sign is tucked and further away, and is concealed. Ms. Kardos stated why the sign would not need to be so large because it would not be visible from street. Mayor Kingston stated half of the sign will be permanently obstructed. Mr. Decker explained he believed the size is needed, or it could be lost into the grade. Mr. Sciria stated that it seems like it is very high so that it can be seen from the road.

The Commission agreed that the ground sign is large. Mr. Lahrmer asked if the applicant would be open to bringing them options, and he stated the sign could be placed somewhere else, but it was their choice to place the ground sign blocked by the planter. The Commission deliberated on the two signs for some time, and would like to see other options that are closer to compliance with the code. Ms. Kardos stated the vestibule sign is mostly within code, and this sign is still very large. Mr. Sciria understood the height, but he was concerned about the face area because it is large and the area is pedestrian-friendly. Mr. Decker stated there is a struggle because of the way the script is written, which makes the letters look taller and this would be a challenge to adjust the vestibule sign. Moving on to the characteristics of the signage, the applicant brought a sign example to plug in, and the Commission did not state explicate issues with the lighting regarding the example. Mr. Lahrmer asked if the sign could be put on a dimmer. It was stated that this sign uses a truer white which dials down the intensity, and suggested it could be on a dimmer, which was stated by Bill Holsman. Though, Mr. Lahrmer stated the concept is okay, but exploring options on the size is important. Mr. Decker asked to confirm which size was of the most concern, and Mr. Lahrmer advised looking at options helps to make the determination for both signs. The Commission agreed that the ground sign is large, but they were less concerned about the vestibule sign. Ms. Kardos wanted to make sure there was not a clash between the red for MASU and the red for Flour, and Ms. Scheffler stated they can make sure there is no clash. The applicant will come back with revisions.

6. The Post Restaurant 5710 Independence Dr.

Ms. Scheffler stated The Post sign is a canopy sign at 5710 Independence Dr. is externally illuminated and is the only sign for The Post. Ms. Scheffler stated that Canvas is also a canopy sign, and this sign is of smaller size. The lights point down to the sign and are spotlights on the bottom from the roof. Mr. Decker stated these lights are already on dimmers as well. Ms. Kardos asked if the lights would interfere with the TVs. It was confirmed that the lights would not interfere because the canopy was at an angle. With no other comments, Mr. Lahrmer motioned to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for FINAL approval for a 25.33 sq. ft. externally-illuminated, canopy sign for The Post Restaurant located at 5710 Independence Dr., Brecksville, Ohio, as described in the application dated September 24, 2025, and attached plans by Apex Pinnacle Services, LLC, contingent on City Council's approval for the following deviations:

1. A deviation from section 1187.09(c) maximum size of a single face area of 5 sq. ft. for a canopy identification sign to allow for 25.33 sq. ft.
2. A deviation from Section 1187.09(c) that the total height shall not exceed 8 inches for a canopy identification sign to allow for 2 ft.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

7. Dasco Home Medical Equipment 8080 Snowville Rd.

Bob Bottomley, representing the proposed sign at Dasco Medical Services, 8080 Snowville Rd., described a typical sign that was code compliant with a composite sign board to identify the company and situated to the brick wall. With no other comments, Mr. Lahrmer moved for a motion.

Motion by Mr. Lahrmer and seconded by Mr. Sciria, for final approval of a 5.3 sq. ft. permanent, non-illuminated, wall identification sign for Dasco Home Medical Equipment, located at 8080 Snowville Rd, Brecksville, Ohio as described in the application dated September 24th, 2025, and shown in the attached drawings submitted by FastSigns.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

Reports

8. Report of Council Representative

No report.

9. Report of Mayor

This Sunday is the Annual Apple Butter Festival at Squire Rich.

10. Report of City Engineer

No report.

WORK SESSION

The work session opened at 8:40 pm.

11. Solar Panels 6916 Mill Rd.

Ray McPherson, revisited the application from the Public Hearing for 6916 Mill Rd. and explained that there are 13 solar panels, 10 on the back and 3 on the side. From the street, the panels cannot be seen. The panels on the side are needed because of the shading on the back. If the 3 panels are not there, the production would be affected. Mr. Lahrmer stated there were no public comments during the Public Hearing. Mr. Caruso explained they brought a letter from the engineer and neighbor which is what the Commission asked for. The letter was not from the neighbor adjacent to the roof with the panes facing the side yard, which was noted. The letter of approval was from Kelly Horter at 6920 Mill Road. With no other comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for FINAL Approval for a Solar

Photovoltaic System installation at 6916 Mill Road, Brecksville, Ohio, Permanent Parcel Number 601-29-012, as described in the application dated August 26, 2025, and attached plans submitted by YellowLite, Inc. contingent on City Council's approval of the following deviation:

1. A deviation from Section 1186.03(c)(1) to allow panels on a roof that faces a side yard.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

12. VA Mixed Use Phase 1 - Bldg. C Amendment 2800 Freedom Dr.

Josh Decker, present for the hotel at Valor Acres, 2800 Freedom Dr., proposed a height reduction of the hotel from 6 to 5 stories. The change is the removal of the rooftop element stemming from the other mixed-use of this area. As well, they wanted to focus more on the first floor of this development. Mr. Lahrmer confirmed the part that was removed was the bar and restaurant, and Mr. Decker stated yes. Mr. Decker confirmed this amendment would allow for only a 5 story building, and the facade is the same. With no other comments, Mr. Lahrmer motioned to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for an Amendment to the FINAL approval of Building C as a Business Planned Development Area ("BPDA") Phase (Phase III), Valor Acres (Mixed-Use Phase 1), located at 2800 Freedom Dr., Brecksville, Ohio, 44141, excluding final landscaping, lighting, and site amenities approval, as described in the application dated September 23, 2025, with the attached document:

AC Hotel Brecksville FDP Submission, dated 9/22/2025

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

13. Solar Panels 6560 Thorntree Dr.

Ray McPherson, stated they are proposing 26 solar panels, at 6560 Thorntree Dr., and 12 are facing the back and 14 panels on the side roof. The back roof is facing Northwest and these panels in this location help obtain the full production. Ms. Redinger stated the panels are on the garage and the house. Mr. McPherson stated yes, and there is a letter from the neighbor adjacent. Mr. Lahrmer stated there would be limited visibility of the panels. Mr. Caruso wanted to know why the panels could not go on the structure of the roof behind the house, but Mr. McPherson stated it could be because of shading reasons. With no other questions, Mr. Lahrmer moved for a motion.

Motioned by Mr. Lahrmer, seconded by Mr. Sciria, that The Brecksville Planning Commission will hold a Public Hearing on Thursday, November 6, 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 6560 Thorntree Dr., Brecksville, OH, 44141 as required by Section 1186.06(b)(1).

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

Absent: None

Abstain: Robin Wilson

Nays: None

MOTION CARRIED

14. Lot Split 6896 Miller Rd.

Richard Wagner, with First Energy on Behalf of CEI and Nick Katsaros, explained that they are proposing a lot split at 6896 Miller Rd. along a building line to split the property in two, and to sell the office building and atrium to an affiliate company (American Transmission Systems) who are under the First Energy Corporation umbrella and both are a regulated utility. The split is to separate two affiliate companies. The Eastern building is the CEI Distribution Center and is intended to be a backup for the main distribution center. Mr. Wise stated that everything survey wise had been addressed. The applicant got the County agreement, the easement agreements, and a copy of the intent and all maintenance was back to Ohio Edison. Mr. Wise asked them to clean up if the parent company were to change, how that would be addressed and to finalize the easement agreements. Mr. Wagner stated they are seeking Contingent Approval so they can go to the state regulators with the proposed details. Mr. Wagner stated they are working at looking through utilities and striping of the parking lot and other items. Mr. Sciria stated that looking at it from a regulator standpoint, the applicant is required to separate the two entities, which is the hardship. Mr. Lahrmer stated there are a few things unresolved, and generally, all those things are resolved for final approval. Mr. Wagner responded that the challenge is that they need the state regulators to move forward with this, but they need approval to work on construction drawings and utilities. Mr. Caruso stated that the regulator issue is hardship as well. Mr. Wise asked when the lot split would be recorded. Mr. Wagner was unsure, but after the split, both parcels would be owned by CEI, and then they would anticipate transferring it. The plat would happen prior to the transfer. Mr. Lahrmer wanted to make sure Mr. Wise would catch the items that are lingering. Mr. Caruso stated the office component would not be suitable as is, so the building would have to come back to the Planning Commission at some point. Mr. Lahrmer also stated that Scott Packard at the Building Department is in need of documentation for the fire wall, which would be a contingency. Mr. Wise stated that the issue would be if the wall had penetration that wasn't fire protected and would be a weak spot, and Mr. Lahrmer said that could be taken care of. With no other comments, Mr. Lahrmer moved to close.

PRELIMINARY and FINAL approval for a lot split along the existing building to create two parcels (proposed lot one, West building, for an affiliate company, and proposed lot two, East building, for the Cleveland Electric Illuminating Company) from the 11.6 acre lot, located at

6896 Miller Road, Brecksville, Ohio, PPN 604-18-010 as described in the application dated September 2, 2025, and attached drawings by GPD Group:

1. A deviation from section 1183.05(b) which requires the proposed use to have at least 50 parking spaces to allow a minimum of 40 spaces for proposed lot 2.

and contingent on the City Engineer, Law Director, and City Council and the Board of Zoning Appeals for the following Variances:

2. A variance from Section 1157.29(a)(1) minimum 5 acres required to allow for 4.6596 acres for lot 2.

3. A variance from Section 1117.09 that lots be generally rectangular in form to allow irregular form for lots 1 & 2.

4. A variance from Section 1157.29(c)(1) minimum 50' side yard required to allow for 0' on lots 1 & 2.

5. A variance from Section 1157.29(c)(2) minimum 25' side parking setback required to allow for 0' on lots 1 & 2.

6. A variance from Section 1157.29(a)(2) minimum 300' lot width to allow 223' for lot 2.

and contingent upon approval by the building official for the separation between buildings.

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

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

Adjournment

Motioned by Mr. Lahrmer and seconded by Mr. Sciria to close the Work Session.
The Work Session closed at 9:15 pm.

Plannig Comission Meeting Minutes recorded by Abby Jakobsky.