

PUBLIC HEARING

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and approximately 10 guests

The Public Hearing opened at 7:00 pm.

1. 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).

The Public Hearing opened with Nathan Tenley, homeowner, and Rey McPherson, representing Yellowlite. Mr. McPherson explained they are installing 26 panels on the back and side of the house. The opposite side of the house will have the equipment. Mr. Tenley had letters from both neighbors, Randy at 6564 Thorntree and Rich and Jane Janus at 6566 Thorntree, who were unopposed. Maralyn Thomas, at 6545 Crabtree, wanted to know more about the size of the panels, and Mr. McPherson explained that the panels are thin like a flat screen TV. Dave Thomas, at 6545 Crabtree wanted to know if the equipment would be covered. Mr. McPherson explained the equipment was small and just a solar meter, which was understood by the resident.

It was moved by Mr. Lahrmer, and seconded by Mr. Caruso to close the Public Hearing.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

REGULAR MEETING

The Regular Meeting opened at 7:10 pm.

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and approximately 10 guests

Approval of Minutes

2. Approval of the Public Hearing Minutes of October 9, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Public Meeting Minutes of October 9, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso,

Mayor Kingston, Ms. Wilson
Absent: None
Abstain: None
Nays: None
MOTION CARRIED

3. Approval of the Regular Meeting Minutes of October 9, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of October 9, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson
Absent: None
Abstain: None
Nays: None
MOTION CARRIED

4. Approval of the Work Session Meeting Minutes of October 9, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of October 9, 2025 be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson
Absent: None
Abstain: None
Nays: None
MOTION CARRIED

5. Approval of the 2026 Planning Commission Schedule

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the 2026 Planning Commission Schedule be approved.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson
Absent: None
Abstain: None
Nays: None
MOTION CARRIED

Signs

6. WOW Workshop of Wishes 23 Public Square

Jessica Ruff, Ruff Neon & Lighting, was present to speak on the sign at 23 Public Square. Ms. Ruff explained that "A Special Wish" is now "Wow Workshop of Wishes" and is replacing the existing sign. The sign is externally illuminated and has 4 total colors. Mr. Lahrmer explained that there is a deviation for this sign. With no other comments, Mr.

Lahrmer moved to close.

It was moved by Mr. Lahrmer, seconded by Mr. Sciria for approval of a 18 sq. ft. permanent, externally-illuminated, wall identification sign for WOW Workshop of Wishes, 23 Public Square, Brecksville, Ohio as described in the application dated 10/21/25 and shown in the attached plans by RUFFneon dated 10/20/2025, contingent on approval by City Council for the following deviation:

1. A deviation from Section 1187.11 (b) requirement for the maximum of 1 wall sign to allow 2 wall signs.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

7. Deer Path Estates Entrance Sign 5901 Fawn Lane

Dave Sterrett, Medina Signs, was present to speak on the sign at 5901 Fawn Lane. Mr. Sterrett explained that they are replacing an existing sign at the entrance of Deer Path Estates. The sign area is 8.33 sq ft., approximately 44x77 inches and made of faux brick. Mr. Sterrett explained they notified OUPS that morning, and AT&T requested hand digging for this sign. Mr. Wise asked if the sign would be located on the utility easement and as such, there may be lines there, and because of this, the location may have to change so the posts can go in. Ms. Jakobsky explained the sign would be 20 ft. from the road and 5 ft. off the ROW. Mr. Lahrmer clarified that the sign will be in the same place, and this sign is replacing an existing one. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for approval of an 8.33 sq. ft. permanent, single sided, externally-illuminated, ground identification sign for Deer Path Estates, 5901 Fawn Ln., Brecksville, Ohio as described in the application dated 10/23/25 and shown in the attached plans by Medina Signs dated 10/24/25 and approval from City Council for the following deviation:

1. A deviation from Section 1187.08(b) identification signs in a residential district must be 10 ft. from the ROW to allow for an identification sign to be 5 ft. from the ROW to replace an existing sign and contingent on the City Engineer for approval of the final location.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mr. Caruso, Mayor Kingston, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

8. Flour Restaurant 5720 Independence Dr. #100

Emily Scheffler, DiGeronimo Companies, was present to speak on the signs at Flour Restaurant, with 3 options each for the wall and ground sign at Flour. Ms. Scheffler explained that the ground sign is now only visible from one side. The ground sign was proposed at the original height of 9 ft. x 4 inches, a 10 percent reduction to a height of 9 ft., and a 20 percent reduction to a height of 7.5 ft. Ms. Scheffler explained the planters sit at about 3 ft. in height. The wall sign was left at the original size of 22.8 sq. ft., then a 5 percent reduction, and a 10 percent reduction. Mayor Kingston wanted to confirm the ground sign would be 7.5 ft., and Ms. Scheffler stated yes. Mayor Kingston also wanted to confirm if the planter would still be located in front of the sign, which was confirmed. Mr. Lahrmer stated there was a discussion last time about the size, and asked if the ordinances have been reviewed because there isn't an option that meets the ordinances for the ground sign. Ms. Scheffler stated that for the ground sign, the ordinance was evaluated based on the visible portion of this sign. The wall sign is compliant regarding square footage, and the illumination was said to be okay, but to come back with more options for the signage. Mr. Lahrmer stated this sign is behind the landscaping and shows plants in front of the sign, and should result in more design consideration. The Commission elaborated if the sign could be put anywhere else, such as North of the planter, which would allow for better visibility at 6 ft. Mr. Lahrmer stated there is a need for the deviation for the sign to be higher, but it could be code compliant if it was moved and would also improve the visibility. Ms. Scheffler stated that this sign helped define the location of this occupant, and the height of the sign is for best visibility. Mr. Lahrmer then suggested for better visibility, locating the sign on the canopy. Ms. Scheffler stated they explored the canopy, but with design the sign was not readable, and ultimately the applicant desired the ground sign. Mr. Lahrmer stated he was struggling because the landlord designed the whole concept, but now the items that are in the way were because of the designer, not the ordinance. Ms. Scheffler stated they do not guarantee who goes into these spaces early on. Mayor Kingston asked if the planters were in sections, and could a section be moved out to drop the sign down. The Commission deliberated on locations for the sign for some time, including on the column of the building or at the end of the canopy, and this sign was asked to be tabled for now for reconsideration. The Commission moved onto the wall sign, and Mr. Lahrmer liked the 10 percent reduction, which was seen as an appropriate sign and adequate for visibility. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Lahrmer for FINAL approval of an 18 sq. ft., face-lit, channel letter, wall identification sign and façade for Flour Restaurant, located at 5720 Independence Dr. #100, Brecksville, Ohio, as described in the application dated 10/20/2025 and attached plans by APEX Pinnacle Services LLC. submitted on 10/20/25, and contingent on approval from City Council for the following deviations:

Wall Sign(s):

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1. A deviation from Section 1187.09(c) that the total height shall not exceed 3 ft. for a wall identification sign to allow for 3.83 ft.
2. 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 face-lit illuminated wall identification sign.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor
Kingston, Ms. Wilson
Absent: None
Abstain: Mr. Caruso
Nays: None
MOTION CARRIED

Reports

9. Report of Council Representative

Mr. Caruso congratulated the fellow incumbents who have been re-elected, and also thanked the residents for voting. The incumbents are happy to continue serving the community.

10. Report of Mayor

No report.

11. Report of City Engineer

No report.

The Regular Meeting closed at 8:00 pm.

WORK SESSION

The Work Session opened at 8:00 pm.

12. Solar Panels 6560 Thorntree Dr.

Nathan Tenley and Rey McPherson, were present for the solar panels at 6560 Thorntree, with 26 solar panels, 12 on the rear and 14 panels on the East side of the house and equipment on the West side. Mr. Lahrmer stated that the Commission heard from the neighbors and received letters from neighbors as well. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for FINAL Approval for a Solar Photovoltaic System installation at 6560 Mill Road, Brecksville, Ohio, Permanent Parcel Number 601-21-099, as described in the application dated September 19, 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: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor
Kingston, Mr. Caruso
Absent: None
Abstain: Ms. Wilson
Nays: None

MOTION CARRIED

13. Tomko Deck 6999 Windward Hills Dr.

Matt Vargo, GS Decks, was present to speak on the deck at 6999 Windward Hills Dr. Mr. Vargo was proposing a wooden deck on the back of the condo. This will be a balcony-style deck that is 8 ft. out from the house and 12 ft wide. Mr. Lahrmer stated this requires a Public Hearing. Mr. Sciria stated 8 ft. is not a lot of space, and asked if the applicant considered 10 ft. Mr. Vargo offered a recommendation to go larger, but the homeowner only wanted a small table out there. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that The Brecksville Planning Commission will hold a Public Hearing on Thursday, December 4th, 2025 at 7:00 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of a deck installation at 6999 Windward Hills Dr., Brecksville Ohio 44141, PPN 601-34-320.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

14. Woodlands of Snowville Phase 2 & 3 River Birch Run

Chris Bender, Snowville Joint Venture, and Chris Schmidt, Davey Resource Group, were present to request a revision of the grading plan for subdivision Phase 2 and 3, additional clearing area and storm sewer installation for the Woodlands of Snowville. Mr. Wise stated the storm sewer is rerouting and pushed back due to clearing and grading. The clearing is up against current residential space, which is why the applicant is back in front of the Commission. Regarding Phase 3, grading makes sense, and there has been no final approval yet, just preliminary, which is why the applicant is present. Mr. Lahrmer stated the adjustments for Phase 2 include the line moving up to the property edge, which also needs tree clearing. Mr. Wise stated the main line sewer is in but not the rear yard run. Mr. Wise stated that for Phase 3, most of the site was clear, but held off on clearing against Snowville and will now this area is seeking clearing, and will have Mass Grading and SWPP, but will need to come back with the final plan. Ms. Wilson asked how many trees would be cleared nearest to the residents. Mr. Wise stated that from the main line subdivision there will be some trees, but there are strips that will go up right against the residents, such as the water main and sanitary sewer. Mr. Bender stated that regarding the four lots the Commission was speaking about on Snowville, they are about 1000 ft. lots off of Snowville and the houses are roughly within the first few 100 ft. Mr. Scira asked if this had come up during the Public Hearing, and Mr. Wise stated there were comments about it. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, seconded by Mr. Sciria for Final approval for the revision of the Phase 2 improvement plans to specifically allow the additional clearing and storm sewer changes as described in the application dated 10/20/25 and attached plans contingent on

approval of the City Engineer and City Council.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

It was moved by Mr. Lahrmer, seconded by Mr. Sciria for Final approval of Clearing, Mass Grading, and SWPP for Phase 3 as described in the application dated 10/20/25 and attached plans contingent on approval of the City Engineer and City Council.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

15. Water's Edge 7014 Mill Rd.

Alexis Bucciare, owner of Water's Edge, and architect Jerome Smith, with Onward, were present for the Water's Edge property. Mr. Smith explained that there were five variances, previously approved by City Council and that they have been developing the project to get ready for permit. Now, the applicant is present to show the project with residing and a small addition to the Commission which meets what was approved by zoning. Mr. Lahrmer stated the list of the variances in the write-up have already been approved. Mr. Wise stated he is able to approve stormwater, and has no objection. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, seconded by Mr. Sciria for PRELIMINARY and FINAL approval for a parking lot, exterior façade, and ADA ramp located at 7014 Mill Road (PPN 601-30-042) Brecksville, Ohio, 44141, as described in the application dated 5/19/25 and shown on the plans submitted on 10/25/25, contingent upon the City Engineer and City Council for Final Approval.

ROLL CALL: Ayes: Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso, Ms. Wilson

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

Adjournment

It was moved by Mr. Lahrmer, and seconded by Mr. Caruso to adjourn.

The Regular Meeting closed at 8:30 pm.

Minutes recorded by Abby Jakobsky