
PUBLIC HEARING

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

Absent: Gerry Wise

Others: Abby Jakobsky, and 4 guests

The Public Hearing opened at 7:00 PM.

1. 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.

Matt Vargo, representing the proposed deck at 6999 Windward Hills Dr., explained to the public that the resident is seeking a balcony-style deck that is 8 ft. deep and 12 ft. 9 inches wide and is pressure treated. The deck will be used for leisure. There being no questions from the public, Mr.Lahrmer moved to close the Public Hearing.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria 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

PUBLIC HEARING

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

Absent: Gerry Wise

Others: Abby Jakobsky, and 4 guests

The Public Hearing opened at 7:05 PM.

2. The Brecksville Planning Commission will hold a Public Hearing on Thursday, December 4th, 2025 at 7:05 P.M. at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio to consider the request of a conditional use at 10330 Brecksville Rd., Brecksville, Ohio, PPN 604-27-008.

Hannah Severino, representing Therapy and Wellness at 10330 Brecksville Rd., explained to the public that they were proposing to extend their business that already exists at 10245 Brecksville Rd. to a new location at 10330 Brecksville Rd., which services Brecksville and surrounding residents by providing therapy services. There being no other questions from the public, Mr. Lahrmer motioned to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria 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 7:05 PM.

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

Absent: Gerry Wise

Others: Abby Jakobsky, and 4 guests

Approval of Minutes

3. Approval of the Public Hearing Minutes of November 6, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Public Hearing Minutes of November 6, 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 Regular Meeting Minutes of November 6, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of November 6, 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 Work Session Meeting Minutes of November 6, 2025

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of November 6, 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

Signs

No signs.

Reports

6. Report of Council Representative

Mr Caruso thanked the Mayor, the administration, Service, Police, and Fire departments for their help with the Christmas parade, which was well attended.

7. Report of Mayor

No report.

8. Report of City Engineer

Absent; No report.

WORK SESSION

The Work Session opened at 7:07 PM.

9. Tomko Deck 6999 Windward Hills Dr.

Matt Vargo, representing the proposed deck at 6999 Windward Hills Dr., explained to the Commission that the resident is seeking a balcony-style deck that is 8 ft. deep and 12 ft. 9 inches wide and is pressure treated. The deck will be used for leisure. Mr Lahrmer stated that the board had seen this proposal previously to schedule the Public Hearing. Mayor Kingston stated there is an approval letter from the Condo Association, and the resident did not want the deck to be any bigger. There being no other questions, Mr. Lahrmer motioned to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for approval of and recommendation to City Council for the installation of a 8' x 12' 9", 102 sq. ft. deck at 6999 Windward Hills, Brecksville, OH 44141, PPN 601-34-320, as described in the application dated 10/24/25, and the attached drawings.

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

10. Therapy and Wellness Connection Conditional Use 10330 Brecksville Rd.

Hannah Severino, representing Therapy and Wellness at 10330 Brecksville Rd., explained to the Commission that they were proposing to extend their business that already exists at 10245

Brecksville Rd. to a new location at 10330 Brecksville Rd. which services Brecksville and surrounding residents and provides therapy services. Mr. Lahrmer explained this was an application for a conditional use, and asked the Commission if there were any comments. Ms. Wilson wanted to know if the second location would be doing different work. Ms. Severino stated that the work would be similar, but the ratio of children to therapist would be 1 therapist to 3 kids, and the service would provide a progressive graduation. The new location will allow for expansive dynamics and will extend beyond autism. Mayor Kingston thanked the applicant for the work they do. There being no other questions, Mr. Lahrmer motioned to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for approval and recommendation to City Council for a Conditional Use to allow Therapy and Wellness Connection in an M-D District, located at 10330 Brecksville Rd., Brecksville, Ohio, 44141, PPN 604-27-008, as described in the application dated November 13, 2025 and attached documents.

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

11. First Energy 6896 Miller

Julia Duhart, Architect, and Wes Davis, Civil Engineer were present on behalf of First Energy Corporation, 6896 Miller Rd. Ms. Duhart explained they were present to seek renovation improvements to the current building. First Energy is having two different sub-companies take ownership of the building with CEI on one side, and the ATSI on the side with the two-story office space. The exterior of the building has not had renovations in some time, and the company intends to have the precast cleaned and repaired. The front entries on the North and West sides will be removed as they are not necessary. They are also adding metal canopies. The windows are at the end of their lifespan, and they will be replacing them like-for-like.

Ms. Duhart moved onto the site, and stated the parking lot needs to be repaired, and the top coat will be demolished, and they would like to increase the amount of parking. The amount of parking that is currently present is somewhere between 230-250 spaces, and they are seeking 317 and 14 landbanked spots, which is why they would like the variance for the spots to drop from 10x20 ft. to 9x20 ft. The drive aisle sizes are also existing, which is why they're seeking a variance. The final request is for a deviation for the front yard fence and Ms. Duhart understands the front yard fence is not allowed, as well the fence is 7 ft. which would need a variance. Ms. Duhart explained that First Energy requires this fencing because of the bulk electric system that is critical infrastructure they protect, especially on the transmission side. Also, First Energy requires the fence perimeter due to the cyber and physical attacks on infrastructure. The fence is black with a jay hook. Mr. Lahrmer asked for a clarification for the drive aisles that are shown to be 23.1 ft. and the applicant stated 23.5 ft., and it was confirmed at 23.1 ft., and they are replacing existing ones. Ms. Duhart explained there is an existing sidewalk of 5 ft. by the parking spots, but 7 ft. or wheelstops are required. To be

code complaint, they will put wheel stops where the 5 ft. sidewalk is existing. Where the new sidewalk will be proposed, it will be 7 ft. wide to be code compliant.

Mr. Lahrmer walked through Mr. Wise's comments with the applicant. Mr. Lahrmer stated the agreements will need to be provided for common easements. Ms. Duhart said that is underway and will come back with the legal agreements and easements for final approval. The Commission discussed the ability to give preliminary approval before the lot split was recorded, and preliminary approval could be given. Next, the letter indicated to split the parking up by building, which has been requested as deviations, the drive-aisle are stated with a request for variance, the sidewalk had been discussed, and photometrics have been submitted and show code compliance. Mr. Wise's comments also explained that ADA routes must be evaluated. Ms. Duhart said that they will be compliant, and the apron up against the front will be fixed, and handicap spaces will be compliant. The next comment asked how parking and guests would gain access with a secured gate, the staging at the gate can handle 5-6 cars, and to explain the operation of the card reader at the gate. Ms. Duhart explained that both gates on the East and West sides will have a small island in the center, and there is a station with an intercom and card reader. The intercom goes to the security desk and that person will monitor. The next comment from the list provided by Mr. Wise explained there was no evaluation on utilities since they exist, but since there will be impervious surface modifications, the effects on the stormwater basin will need to be reviewed, which can be addressed on the final approval. Wes Davis explained they are working to make sure the basin meets both storm water quality and quantity qualifications, and will work with the City Engineer for other modifications. Finally, a traffic study was required according to the comments. Ms. Duhart stated they have the capabilities to perform a traffic study. Mr. Lahrmer stated anything in this letter when coming for final approval should be complete at that time.

Mr. Sciria stated that this location has critical infrastructure which explains the need for fencing, and wanted the Commission to understand whether a precedent would be set if other companies were to come in. The Commission deliberated for some time, and concluded that Enbridge and Lubrizol have a fence in the front yard. Mayor Kingston stated that the Commission has seen utilities putting fencing in the front yard. Mr. Sciria stated yes, but this is an office building. Though, Ms. Duhart asked to clarify that statement, the building that CEI will have ownership of is a secondary control center. If power fails on the grand level where the main control center is, they would go to the secondary center, but the transmission side is more office side. It was understood the level of infrastructure the applicant has. Mr. Lahrmer asked the applicant to explain further about the grand failure explanation, and Ms. Duhart explained that if the main control failed, this secondary backup (which would rarely be used) would help service 6 states if need be, which was understood by the Commission. Ms. Kardos asked if the facility in Wadsworth has this fencing, and Ms. Duhart said yes. Mr. Lahrmer asked if this was a standard fence, and Ms. Duhart stated that yes, they have been using this fence for the last 10 years. Mr. Lahrmer stated this is one of the better looking fences. Mr. Caruso stated the style of the fence is code compliant. Mayor Kingston wanted to confirm about operations, and how many semi-trucks would be there. His question was regarding stacking, and wanted to make sure if a semi-truck comes for a delivery, and cars would be behind during rush hour, there wouldn't be issues of stacking on Miller Road. Ms. Duhart explained this is not a center where there is dispatch and this is where office workers

come. If there are deliveries, it would be a box truck, (few and far between) and they are good about scheduling. Also, security is in early before everyone else. Mr. Lahrmer explained that the West drive has more room than the East drive as well. Ms. Kardos asked how many employees would be present, and Ms. Duhart explained that they were just shy of 300. Mr. Sciria asked about their timeline, and Ms. Duhart intended to go out for a bid on December 29th and submit for plan review and permit on that date, and mobilize for construction in March. To follow-up, Mr. Lahrmer stated that there has been validation of the fence by the Commission, and the reduced parking has been granted many times. With no other comments, Mr. Lahrmer moved to close.

It was moved by Mr. Lahrmer, and seconded by Mr. Sciria for PRELIMINARY approval and recommendation to City Council for site alterations and parking improvements for First Energy Northern Region Headquarters, located at 6896 Miller Road, Brecksville, Ohio, PPN 604-18-010 as described in the application dated November 17, 2025, and attached drawings by PrimeAE.

1. A deviation from section 1183.05(b) which requires the proposed use to have at least 84 parking spaces (4 ADA including 1 van) to allow a minimum of 76 spaces (3 ADA including 1 van) and 14 landbanked spaces for the East building.
2. A deviation from section 1183.05(b) which requires the proposed use to have at least 586 parking spaces (12 ADA including 6 van) to allow a minimum of 241 spaces (9 ADA including 4 van) for the West building.
3. A deviation from section 1185.03(c) no fences may extend into the front yard to allow a fence in the front yard.

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

1. A variance from Section 1183.04(c) parking spaces 10' X 20' required to allow 9' X 20'
2. A variance from Section 1183.04(c) parking aisles be a minimum 24 ft. to allow 23.1 ft.
3. A variance from Section 1185.03(c) fence maximum height 6 ft. to allow 7 ft.

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

Adjournment

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

The Regular Meeting closed at 7:40 PM.

Minutes recorded by Abby Jakobsky