

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
January 22nd, 2026 Page 1

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and 3 guests

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

APPROVAL OF THE ORGANIZATIONAL MEETING MINUTES OF JANUARY 8, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Organizational Meeting Minutes of January 8, 2026, be approved.

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

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 8, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of January 8, 2026, be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 8, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of January, 8, 2026 be approved.

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

SIGNS: No Signs .

REPORT OF COUNCIL REPRESENTATIVE – No Report.

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REPORT OF MAYOR KINGSTON – Mayor Kingston acknowledged that this would be Abby’s last meeting and wished her luck in her new role.

REPORT OF CITY ENGINEER – No Report.

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

FIRST ENERGY LOT SPLIT – 6896 MILLER RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for 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 January 5th, 2026, and attached drawings by GPD Group and contingent on City Council.

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

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

FIRST ENERGY SITE ALTERATIONS – 6896 MILLER RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for FINAL approval 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 January 5th, 2026 and attached drawings by PrimeAE, contingent on City Council and the City Engineer for approval.

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

LOT SPLIT – 4555 SUMMIT CIR.

Withdrawn.

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The Work Session opened at 7:05 P.M.

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

Absent: None

Others: Abby Jakobsky, Gerry Wise and 3 guests

FIRST ENERGY LOT SPLIT – 6896 MILLER RD.

Richard Wagner, representing First Energy, explained they had a legal agreement for an easement of access between the two entities, which was requested after Preliminary Approval was received. Mr. Wise explained the lot split has not changed, and Mr. Wise said it is up to the board if they desire to be part of the easement agreement, but site and building revision will need a permit, and also explained a few technicalities about the recording portion of the lot split. Mr. Sciria suggested adding the fence and retention basin to be called out in the easement. Mr. Sciria also added for the record that within the construction drawings the fire separation wall would be upon the building department to approve. There was further discussion by the Commission about the firewall and process of recording the lot split for clarity. Mr. Lahrmer confirmed that there is an existing 2-hour separation wall. With no other comments, Mr. Lahrmer moved to close.

FIRST ENERGY SITE ALTERATIONS – 6896 MILLER RD.

Julia Duhart, Architect, present to represent the project at 6896 Miller Rd, explained the site has been updated, with the widening of the two entrances and the addition of gates at the drive entrances, edits to pedestrian gates, and lighting locations. Mr. Wise explained they reconfigured the entrances, are redoing parking, added gates, and redoing the retention pond. Mr. Wise wanted the Planning Commission to weigh in on the gate and the fence which are aesthetic items, and the dumpster enclosure. Mr. Wise said the gate looked solid, but Ms. Duhart explained it is a decorative black fence, and the gate is similar to the fence. Mr. Lahrmer confirmed the gate is similar to the fence, but without the jay hook, which Ms. Duhart stated yes. Mr. Duhart explained that the dumpster enclosure is new, and the current enclosure is too small as two dumpsters are located out of the structure currently. Now, there would be a chain link fence with privacy slats. Mr. Lahrmer said visibility, it won't be seen from Miller Rd. Mr. Wise said currently there is a radio tower next to it with a chain link fence around it. Wes Davis, Civil Engineer, explained this project is parking rehabilitation and the biggest change is the widening of the entrances. Mr. Wise did not have a concern about North to South, but East to West, the ADA route can't share the driveway and asked the applicant to reevaluate and consider a different location. Ms. Kardos asked if someone is not an approved visitor, how they would be able to leave. Ms. Duhart states they would have to make a three-point turn, or at other sites, the guard would let them in and make sure they exit, and the Commission preferred the second option. Mr. Wise had minor comments about wheel stops, and storm water management which can all be worked through. Mr. Davis had no issue with judgments needed for the basin upon engineering comments. Mr. Lahrmer revisited the accessible path comments, and from a safety standpoint, he explained having to cross potential stacking from people coming in or leaving. Mr. Lahrmer explained other possibilities to alleviate this. Mr. Davis explained he would evaluate with the applicant. Mr. Lahrmer asked the Commission if they had any concerns about approval and leaving items to be approved by Mr. Wise. Mr. Wise explained the proposed route between the fence and the parking lot is something the Planning Commission could leave up to the City Engineer to approve, if they wish.

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Mr. Lahrmer stated that this location is inside the fence, too. Mr. Lahrmer clarified that the applicant will evaluate the ADA route, and the Commission will defer to Mr. Wise for review. With no other comments, Mr. Lahrmer moved to close.

LOT SPLIT – 4555 SUMMIT CIR.

Withdrawn.

Motion by Mr. Lahrmer to adjourn, seconded by Mr. Caruso.

THE BRECKSVILLE PLANNING COMMISSION
ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Abby Jakobsky

The Work Session closed at 7:40 P.M.