

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
February 19, 2026 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria
Absent: Robin Wilson
Others: Scott Packard, Kristen Cole and approximately 9 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:00 p.m.

APPROVAL OF THE REGULAR MEETING MINUTES OF JANUARY 22, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of January 22, 2026 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JANUARY 22, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of January 22, 2026 be approved.

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

APPROVAL OF THE PLANNING COMMISSION 2025 ANNUAL REPORT

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission 2025 Annual Report be approved.

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

ROOT & RITUAL SALON SIGN – 8914 BRECKSVILLE ROAD

Brian Becker, Becker Signs, presented a request for a sign deviation for a non-illuminated awning identification sign for Root & Ritual at 8914 Brecksville Road. Mr. Becker explained that it is currently Shoptique, and they will be replacing the lettering to be the same seven-inch white lettering as is on the existing awning that was previously approved.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Brecksville Planning Commission approve and the Building Department issue a permit for a 5.0 sq. ft. permanent, non-illuminated, awning identification sign for Root + Ritual Salon at 8914 Brecksville Road, Brecksville, Ohio, PPN 601-31-015, as described in the application dated 1/20/2026, plan and conditional on City Council's approval of the following deviations:

- From Section 1187.06(a)(5) to permit an awning sign in the right-of-way; and
- From Section 1187.06(a)(2) that awning signs be located at a minimum height of 8' above the finished sidewalk to allow 7.5'.

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

GOOD GRIEF & HEARTWOOD SIGN – 8409 CHIPPEWA ROAD

Jessica Ruff, Ruff Neon & Lighting Maintenance Inc., presented a request for a illuminated wall sign for Heartwood and a non-illuminated wall sign for Good Grief at 8409 Chippewa Road. Ms. Ruff stated they are proposing to remove the existing signage and install new ones. She said the letters will be white in coloring, similar to Citizens Bank and Panera Bread. The signs will be non-illuminating, however, there are external lighting that will light up the sign for Heartwood. Good Grief does not have any external lighting. The overall height for Heartwood is fifty inches, and Good Grief is twenty-six inches in height.

Mr. Lahrmer acknowledged the deviations in the request then opened it up to the Commission for questions. Mrs. Redinger asked the applicant if the Heartwood sign was going to be where it showed in the drawing. The drawing depicts the Heartwood sign being in the center of the building space and the Good Grief sign being off to the left. The signs are not centered over the windows or entrances. Ms. Ruff stated yes, the signs are planned where they are in the drawing. There is external lighting already in place on the center of the building space where the Heartwood sign will go. The design to lay it out that way was due to financial reasons.

Mr. Lahrmer stated the size of each sign is not an issue, he would like to see both signs more centered and lighting on both signs. The Commission agreed. Mr. Lahrmer asked Ms. Ruff to come to another meeting after speaking with her client, and asked that they center both signs and add lighting to the

second sign. Mr. Packard marked on the drawing what the Commission is asking to have the signs changed to and gave it to Ms. Ruff.

REPORT OF COUNCIL REPRESENTATIVE – No report.

REPORT OF MAYOR KINGSTON – No report.

REPORT OF CITY ENGINEER – No report.

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

FARINACCI PIZZA STORAGE ROOM ADDITION – 8189 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, to recommend to City Council to approve the request for preliminary and final approval for a 335 sq. ft. Storage Room Addition located at 8189 Brecksville Rd. Brecksville Ohio as described in the application dated 02/02/2026 and attached plan and contingent on City Council approval.

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

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

SOLAR PANEL INSTALLATION – 5910 FAWN LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, to recommend to City Council to approve the request for 14 module, 6.16 KWSTC Solar Photovoltaic System installation at 5910 Fawn Ln, Brecksville, Ohio, PP# 60318016, as described in the application dated 1/22/2026 and attached plans submitted by Kokosing Solar and contingent on City Council approval.

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

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

WOODLANDS OF SNOWVILLE PHASE 2 FINAL PLAT – RIVER BIRCH RUN

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, to recommend to City Council to approve the final plat for Woodlands of Snowville Phase 2 described in the application dated 01/19/2026 and

attached plans contingent on approval of the City Engineer and City Council, The Woodlands of Snowville Phase 2; 5 pages dated December 9, 2025.

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

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, to adjourn the Planning Commission Meeting of February 19, 2026 at 8:13 pm.

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

The Regular Meeting closed at 8:13 PM

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Kristen Cole

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
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Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria
Absent: Robin Wilson
Others: Scott Packard, Kristen Cole and approximately 9 guests

Mr. Lahrmer opened the Work Session at 7:18 pm.

FARINACCI PIZZA STORAGE ROOM ADDITION – 8189 BRECKSVILLE ROAD

Joe Farinacci of Farinacci Pizza presented the request to construct an enclosure of the existing roofed area of his building previously used for the drive through of a bank to the Commission.

Mr. Farinacci explained that the building used to be a bank, and at the back of the building there is a roofed drive through area. He said he use to use the inside area for dry goods storage, but he would like to make it look nice and make use of the space. He stated he would not be putting in any windows, and he will make it look like the rest of the building. He stated they will use the same eave that is on the roof structure currently there and they will be adding three recessed can lights. Mr. Farinacci explained because this structure is already in place, it will not be taking away parking spaces.

Mr. Lahrmer read for the record Engineer Wise's letter: "I looked at the exhibit supplied for the building enclosure at 8189 Brecksville Road. This exhibit depicts some curbing and pavement around the building, but isn't engineering plans. With that said, due to the area already being roofed with the minimal walk and curb addition, and as long as the existing downspouts are connected to an existing drainage conduit, we have no objection if the Building Department wants to handle these improvements. If a new sewer is required for the downspouts, we would request it is sent back to me for engineering review".

Mr. Farinacci stated the City and the Commission will get all the construction drawings required. He stated he had some with him tonight. He told the Commission currently they get a pool of water that sits under the structure now, and is very dangerous in the winter. He said with the plan to add downspouts it will drain the water correctly.

Mr. Sciria asked if Mr. Farinacci owns the building. Mr. Farinacci said yes.

Mr. Lahrmer stated he feels this is a great use for an area that is already under roof, but asked if there was any lighting being added to the area. Mr. Farinacci stated they will be adding three can lights to the one side that does not have any lighting currently, but will be repurposing the other lighting that was already there.

Mr. Lahrmer asked if the existing trim will wrap all the way around the building. It shows trim on the north and south elevations, however, on the east elevation there is a few feet on either side that does not show the trim. Mr. Farinacci stated that is how it has been, they are not adding it to that area.

Mr. Lahrmer asked about signage and way finding. Mr. Farinacci stated they have some signage, but will not be adding more. He said they will be adding planters to buff the area around the new structure.

Mr. Lahrmer asked for any additional comments or questions from the Commission. There were none.

SOLAR PANEL INSTALLATION – 5910 FAWN LANE

Natalie Longa, homeowner of 5910 Fawn Lane, and David Zelasko from Kokosing Solar spoke to the Commission regarding the request for 14 module, 6.16 KWSTC Solar Photovoltaic System installation at 5910 Fawn Lane.

Mr. Lahrmer noted there is no deviation request due to the solar panels only being installed in the rear of the house.

Mr. Lahrmer asked for any additional comments or questions from the Commission. There were none.

WOODLANDS OF SNOWVILLE PHASE 2 FINAL PLAT – RIVER BIRCH RUN

Chris Schmidt on behalf of Snowville Subdivision Joint Venture, spoke to the Commission regarding this request for final plat approval for twenty-five lots for Woodlands Phase 2. Mr. Schmidt stated he has been in contact with the City Engineer and knows he submitted a letter to the Commission asking if the Commission had any questions.

Mr. Lahrmer read the report from Engineer Wise into the record: “We have received and reviewed the Woodlands Phase 2 revised Dedication Platting. Changes to this plat include mortgage releases on page 2 and a modified storm sewer easement on page 4. We have no objections with the revisions and recommend for approval subject to the following: All bonding required by the subdivision agreement must be in place before the City Engineer can sign the plat; The City must receive a Statement of Streets to verify the portions being offered to the City are free and clear and not encumbered with easements; The designer must supply the City with a digital copy of the plat.”

Mr. Lahrmer asked Mr. Schmidt if he had any questions regarding the comments from the City Engineer. Mr. Schmidt responded no.

Mr. Lahrmer asked for any additional comments or questions from the Commission. There were none.

SNOWVILLE ROAD MAJOR SUBDIVISION CONSULT – SNOWVILLE ROAD

John Slagter, Attorney on behalf of applicants spoke to the Commission. He said they are here for a consultation for a subdivision concept plan with six sublots on a 45.56 acre parcel on Snowville Road. He said they have reviewed the City Engineers comments, Chris Schmidt from Davey Tree, and the developer to work out six total estate style lots, each approximately seven and a half acres, with a private drive. Mr. Slagter stated they are here looking for some direction from the Commission.

Mr. Lahrmer stated the Commission is in possession of the letter from the City Engineer regarding this conceptual plan, stating Mr. Wise offered the following for Planning Commission discussion: “The original approved plan consisted of 12 lots, of which many were at standard setbacks and created challenging grading if they would have been constructed. The current plan creates six lots, most with larger setbacks and meandering drives, which should help with the grading and appearance of the final products. Due to six homes, we have no objection with the proposal, including a private drive. They comply with the 20 -foot minimum width. They depict a T turnaround and alternate cul -de -sac. Either or must comply with the fire code. My preference would be the cul -de -sac. As far as work within Snowville Road to improve site distance, this is still required to gain access to the site. Any discussion related to funding assistance would be with the Law Director, City Council, and the Mayor. Planning Commission has no position on funding. As far as the ingress egress they propose an easement. If Planning Commission determines all lots should abut a common ingress/egress block, we would have no objection, and probably prefer that. Both cases exist in the city and neither are incorrect. The 150-scale plan view makes the site appear small. Please note that all parcels are greater than five acres, and the buildings depicted are 100 feet by 80 feet, which are equivalent to many of the custom home subdivisions in Brecksville. As it relates to variances and setbacks, the City previously gave direction to create the best estate lots they could. Based on such, we have no objections with the setbacks, irregular lots, non -parallel lines, etc. The layout is per R-40 but requires variances. While straight R-40 wouldn't dictate that buffer areas are required, Planning Commission should discuss this with the applicant and determine if some buffer against existing residents can be established. Wetlands exist on site and require permits. They were working through the process on the last submission, but terminated it when they withdrew the application. We have no reason to believe they won't be able to obtain a nationwide permit for the proposed wetland and stream impacts. Stormwater management is graphically depicted in two locations, but requires more evaluation as the project progresses. We would like to understand the concept. Are the two locations depicted to service the roadway and adjacent houses, but many sites will require individual systems. Planning Commission should discuss the entrance, including the following: gated community, common mailbox, and possible parking pad to access such, location for City garbage pickup at Snowville Road, and any other entrance features.” Mr. Lahrmer stated he concludes the letter with “regardless of six lots or twelve lots, this site has numerous challenges due to the grade. We do feel the current layout has more ability to adapt to the topographical challenges than the previous layout.”

Mr. Lahrmer stated the Commission gave preliminary approval to this once with twelve lots, and now in front of us is six. He said this is only a consultation, so there will be no vote. Mr. Slagter began with stating their preference is also for a cul-de-sac, they are fine with all lots abutting a common ingress/egress, they do plan to have a private drive but not gated community.

The applicants asked if it is a private drive will the City garbage trucks not come and collect at the homes. Mr. Lahrmer responded he does not know the rules but it is mentioned in Mr. Wise's letter. He does know other cities pull it down to a central location for pick-up, and stated that these are items that need to be worked out depending on how the subdivision wants to operate. Mayor Kingston stated the garbage trucks would not come down the street if it was a private drive, residents will need to bring it to a location at Snowville.

Mr. Lahrmer said Mr. Wise points out the 150 scale in his letter and if you look at the size of lots right next to it at Echo Hills, these are really big lots, and he said this as a positive, it fits the term "estate lot". Mr. Slagter stated going from twelve lots to six lots was a good move given the challenges of the topography.

Mr. Caruso stated he believes there will be comments from the residents in Echo Hills regarding buffering and sight lines. He said these concerns are addressable, and will need to be addressed as will stormwater management and the potential for erosion. Mr. Lahrmer stated he would echo the thoughts about a buffer zone or a conservation easement and asked about the noted eighty-foot setback all the way around the perimeter, stating if they kept that as a no clearing zone or conservation easement it might alleviate some concerns from neighbors.

Mrs. Redinger stated through her experience they also need to be concerned about the elevation, stating although it can be a far distance from the other lots, because these lots will be up higher, sometimes tree coverage is not enough.

Mr. Slagter stated they are not trying to grade the entire site or plow everything down. They are going to respect the challenges to the terrain and topography.

Mr. Sciria stated the code requires they come in with a tree savings plan so to keep that in mind when they are looking for buffers, and recommended they work closely with Mr. Wise on this subject. Mr. Sciria stated he would like to see them come back ahead of a public hearing with what each houses finished first floor elevation will be to see how they comply with sections of the code that say to minimize the cut and fill, as well as the elevation of the street. Mr. Slagter stated these are going to be custom homes, so this will vary.

Ms. Kardos asked if in relation to the twenty-foot private drive, if they have put any thought into an HOA, or people parking on the street. She said that could cause an issue getting around cars.

Mr. Sciria asked if there will be sidewalks. Mr. Slagter stated no.

Mr. Lahrmer said to consider mailboxes and garbage going forward.

Mr. Lahrmer asked if any more comments from Commission members. There were none. He asked Mr. Slagter if he is aware of the steps going forward, and was asked to repeat them. Mr. Lahrmer told him he would need to submit for a preliminary for a major subdivision, and then a public hearing. After the public hearing there would be a vote. If there is a yes vote they would need to return for final approval and recommendation to City Council. Due to variances, they will need to get approval from the Board

of Zoning Appeal before the final approval from Planning Commission. Final engineering drawings are required prior to final approval.

Mr. Sciria suggested coming to the public meeting with more idea on the conservation easement how they will be handling the clearing. He said he likes the plan and wants the public to know they are building in extra protection. He suggested spend some time with Mr. Wise regarding the roadway, stating that on more than one occasion developments have gained approval then realize after doing more engineering the plan is cost prohibitive. He also instructed them to determine all the variances that will be needed because they will want that when they come back for a public hearing and approval.

Mr. Sciria asked if they had any Geotech studies done and if they know what they are dealing with in terms of the building on these sites and making any improvements. He stated code does say that this type of property may require that each subplot have a stamp or a note on it for potential buyers that tells them that to make improvements, they will need review by a structural engineer in Geotech.

Mr. Lahrmer asked for any additional comments or questions from the Commission. There were none.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Kristen Cole
The Work Session closed at 8:13 pm