

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

Present: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Laura Redinger, Mayor Kingston
Absent: Dominic Sciria, Robin Wilson
Others: Scott Packard, Gerry Wise and approximately 4 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF FEBRUARY 19, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Caruso that the Planning Commission Regular Meeting Minutes of February 19, 2026, be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF FEBRUARY 19, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Caruso that the Planning Commission Work Session Meeting Minutes of February 19, 2026, be approved.

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

SIGNS:

HEARTWOOD COFFEE ROASTERS SIGN – 8409 CHIPPEWA ROAD

Michael Cade was present regarding the revised application for Heartwood Coffee Roasters at 8409 Chippewa Road. Mr. Cade explained the sign had been reduced to one externally illuminated wall sign centered under the existing lights, with lighting to be consistent with the rest of the shopping center. The sign will be mounted on a raceway and lit from the wall.

The Commission discussed the revised design, including the reduced number of signs, the location in the rear corner of the plaza, and the requested deviation in square footage. Members stated that the single sign

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and its placement were appropriate for the plaza and that the larger size was reasonable given the location. The Commission also discussed the legibility of the lettering due to the narrow script, the raceway, and the inclusion of the words “Coffee Roasters.” Mr. Cade stated those issues had been considered and that the sign reflected the client’s branding and informed design choice.

With no further comments, Mr. Lahrmer moved for a motion.

It was moved by Mr. Lahrmer and seconded for approval by Mr. Caruso for the Building Department to issue a permit for a 47.22 sq. ft. externally illuminated wall sign for Heartwood Coffee Roasters, 8409 Chippewa Road, Brecksville, Ohio, permanent parcel number 601-35-002, as described in the application dated February 2, 2026, and attached revised plan dated February 24, 2026, by RoughNeon, contingent on City Council approval of the following deviation: A deviation from Section 1187.09(c), maximum sign area of 32.55 sq. ft., to allow 47.22 sq. ft.

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

REPORT OF COUNCIL REPRESENTATIVE – No Report

REPORT OF MAYOR - No Report

REPORT OF CITY ENGINEER - No Report

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

CSA GROUP NEW OFFICE AND LAB – 9910 BRECKSVILLE ROAD

It was moved by Mr. Lahrmer and seconded by Mr. Caruso for FINAL approval of a new office and lab development for CSA Group located at 9910 Brecksville Road, Brecksville, Ohio, PPN604-09-017, as described in the application dated July 16, 2025, and attached plans:

- A. ALT A Land Title Survey, 2 pages, dated 06-27-2025
- B. Site Improvement Plans for Valor Acres - Mixed Use dated 02/24/2026
- C. Traffic Study Dec-22 Part 2 (CITY ENGINEER ONLY)
- C. Traffic Study Part 1 (CITY ENGINEER ONLY)

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- D. Response to Previous City Review Letter
- E. Wetlands Letter
- F. Soil Report (CITY ENGINEER ONLY)
- G. Combined SWM Report
- H. Development Agreement Working Draft
- I. Turning Radius Studies (CITY ENGINEER ONLY)
- J. Sanitary Cales (CITY ENGINEER ONLY)
- K. POND & SWPPP Maintenance Packet
- L. VA Storm Water Permits - NEPDES
- M. Floor Plans - Elevations - Renderings

1. A deviation from section 1183.0S(b) which requires the proposed use to have at least 957 parking spaces to allow a minimum of 363 spaces

Contingent on approval of the City Engineer, City Council, and approval from the Board of Zoning Appeals for the following additional variance:

1. A variance from Section 1185.03 (c) which requires a maximum fence height of 6' to allow an 8' fence.

COMMENTS:

The site will contain an office building section that is 78,732 sq ft with three floors, and a lab building section that is 215,470 sq ft with two floors. The entire building is a total of 294,202 sq ft and zoned as O-L Office-Laboratory. The proposal is not compliant regarding the building rear yard setback, parking front yard setback, parking South side yard setback, and parking rear yard setback. Request for final approval for mass grading and Preliminary Approval for Site & Building was approved at the 08/07/2025 meeting.

The proposed 8' fence is located on the west side of the building between the building and the fire lane only (CS.1 & 5.2).

Variances previously approved at the September 8, 2025, Board and Zoning Appeals Meeting:

1. A variance from Section 1157.29 {d}(1) which requires a minimum rear yard building setback of 75 ft to allow for 62.4 ft.
2. A variance from Section 1157.29 (a)(4) which requires a minimum front yard parking setback of 85 ft to allow for 68.5 ft.
3. A variance from Section 1157.29 (c)(2) which requires a minimum side yard parking setback of 25 ft to allow for 0.8 ft on the South side.
4. A variance from Section 1157.29(d)(2) which requires a minimum rear yard parking setback of 25 ft to allow for 6 ft.
5. A variance from section 1183.04(c) which requires that parking space dimensions be 10 x 20 ft to allow 9 x 18 ft parking spaces.

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

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury

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The Work Session opened at approximately 7:20 PM immediately following the Regular Meeting.

CSA GROUP NEW OFFICE AND LAB – 9910 BRECKSVILLE ROAD

Representatives for CSA Group, Kevin DiGeronimo and Joshua Decker, were present to provide an update on the proposed office and laboratory building at 9910 Brecksville Road in Valor Acres and to seek final site and building approval. The preliminary and final grading plans had previously been approved, and site work was expected to begin the following week, including early stormwater pollution prevention activities, material removal, and mobilization.

The applicants advised that the overall site and building design remained substantially the same as presented during preliminary review. The principal building change was the removal of a third-floor office component based on final tenant space needs. The primary office elevations on the east, south, and west sides were confirmed to be metal panel systems with glass, while the laboratory portions would use precast concrete panels. The Commission discussed building materials, maintenance, durability, and finish details, including the use of Alucobond metal panels and painted textured precast panels.

The Commission also reviewed the north and east elevations, the screening and visual effect of the northern mound, the fence location, the roof lighting feature shown in the rendering, and the arrangement of windows and doors on the east façade. Members expressed support for the overall architectural treatment and asked that the applicants revise the east façade to address consistency of the windows over certain doors. The applicants indicated they could make that revision without delaying the project.

Discussion continued regarding the site circulation and pedestrian network, including the meandering sidewalk connection, its width, how it tied back into the site, and maintenance responsibilities. Questions were also asked regarding the drive behind the building, the proposed gate location, the absence of sidewalks leading to that drive, and how pedestrian movement would be discouraged from using service areas. The development team explained that sensitive operations would be secured within the building and fenced areas, and that site monitoring and future adjustments could be made if needed.

Gerry Wise, City of Brecksville Engineer, reviewed the engineering items in detail. He stated that most review items were near completion and that the remaining outstanding items were minor in nature. He summarized the status of the ALTA survey, improvement plans, traffic study, wetlands and stream documentation, soils report, sanitary calculations, permits, development agreement, and outside agency review. He also discussed stormwater design in detail, noting that the applicants had reduced discharge rates beyond code requirements and incorporated additional redundancy into the overflow routing to improve downstream conditions toward Westview. The Commission expressed appreciation for those stormwater improvements.

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The ownership and maintenance structure for private roads, sidewalks, stormwater facilities, and other common elements within Valor Acres was discussed at length. The development team explained that, except for the public right of way within the residential streets, the mixed-use components and stormwater features would remain under private ownership and maintenance responsibility through the development entities and related agreements, with City oversight through inspections and enforcement where necessary.

At the conclusion of discussion, the Commission found the project ready to proceed, subject to final engineering review, Dave Matty and Council approval, outside approvals, and revision of the east façade windows.

The work session recessed into the Regular Meeting for a motion.

The Work Session closed at approximately 8:00 PM.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury