

MINUTES OF THE PUBLIC HEARING – CONDITIONAL USE 6910 TREELINE DR.  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 21, 2026 Page 1

Present: Ms. Wilson, Ms.Redinger, Ms. Kardos, Mr.Sciria, Mayor Kingston  
Absent: Mr. Lahrmer, Mr. Caruso  
Others: Gerry Wise, Scott Packard and 5 others

Mr. Sciria opened the Public Hearing at 7:00 pm by reading the following legal notice published in the May 8, 2026, issue of the *Sun News*

The Brecksville Planning Commission will hold a Public Hearing on Thursday, May 21, 2026 at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review a Conditional Use permit for MaxStrength Fitness to operate a fitness business at 6910 Treeline Dr. Brecksville, Ohio, 44141

There was nobody present on behalf of Max Strength Fitness.

There was no further discussion and Mr. Sciria explained this issue would come up again in the Work Session later in the evening.

The Public Hearing closed at 7:02 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes Recorded by Kim Lusk

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 21, 2026 Page 1

Present: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr.Sciria, Mayor Kingston  
Absent: Mr. Lahrmer, Mr. Caruso  
Others: Gerry Wise, Scott Packard and 5 others

Mr. Sciria opened the Regular Meeting of the Planning Commission at 7:02 pm

APPROVAL OF THE REGULAR MEETING MINUTES OF APRIL 23, 2026

It was moved by Mr.Sciria and seconded by Ms. Kardos that the Planning Commission Regular Meeting Minutes of April 23, 2026 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF APRIL 23, 2026

It was moved by Mr.Sciria and seconded by Ms.Kardos, that the Planning Commission Work Session Meeting Minutes of April 23, 2026 be approved.

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

SIGNS

JUNGLE DRIVING SCHOOL – 6910 TREELINE DR. SUITE J

Mr. Bottomley, from Fast signs of Broadview Hts. was present to request a 16.25 square foot sign for Jungle Driving School. Mr. Bottomley explained the sign would be mounted to the brick near the entrance and would not be illuminated.

It was moved by Mr.Sciria and seconded by Ms. Kardos for Approval and Building Department issuance of a 16.25 sq. ft. non-illuminated wall sign for Jungle Driving School, 6910 Treeline Drive, Suite J, Brecksville, Ohio, as described in the application dated 05/01/2026 and drawings by Fast Signs dated 05/06/2026.

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

REPORT OF COUNCIL REPRESENTATIVE – No report

REPORT OF MAYOR – Mayor Kingston asked everyone to please attend the Memorial Day Parade and more importantly, the ceremony at the cemetery.

REPORT OF CITY ENGINEER – Gerry Wise reported on several upcoming roadway and infrastructure projects throughout the city, including

- Wallings Road bridge work
- Mill Road traffic impacts
- Brecksville Road and Sprague Road water main work

Construction updates and road closure information would be posted through the City website, bulletin, and constant contact notices.

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

MAX STRENGTH FITNESS CONDITIONAL USE – 6910 TREELINE DR.

It was moved by Mr.Sciria and seconded by Ms. Kardos for Final Approval and recommendation to City Council of a Conditional Use Permit for MaxStrength Fitness at 6910 Treeline Dr, Brecksville, Ohio, as described in the application dated 04-06-2026 and supporting documentation.

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

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

The Commission discussed whether to proceed despite the applicant’s absence. Boardmembers noted that similar fitness and recreational uses had previously been approved in comparable zoning districts. The item was temporarily moved to the end of the agenda in case the applicant arrived later.

TALANI’S PASTISSIMA FAÇADE & SIGNAGE – 1 PUBLIC SQUARE

It was moved by Mr.Sciria and seconded by Ms. Kardos for Preliminary and Final approval for building façade modifications for Talani’s Pastissima, 1 Public Square, Brecksville, Ohio 44141, as described in the application dated May 4, 2026 shown on the attached drawings and contingent upon City Council approval.

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

TALANI'S PASTISSIMA FAÇADE & SIGNAGE – 1 PUBLIC SQUARE

It was moved by Mr. Sciria and seconded by Ms. Kardos approval and the Building Department issue a permit for two (2) 18 sq. ft. wall identification signs for Talani's Pastissima, 1 Public Square, Brecksville, Ohio 44141, as described in the application dated May 4, 2026 shown on the attached drawings and contingent upon City Council approval of the following deviation:

- A deviation from Section 1187.09(d)(9) of the 30% maximum sq. ft. for a second street sign of 16.2 sq. ft. to permit a 18 sq. ft. wall sign.

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

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

VA MIXED USE PHASE 1 SITE LIGHTING – MILLER RD./BRECKSVILLE RD.

It was moved by Mr. Sciria and seconded by Ms. Kardos Final approval of Buildings D, E, F, G & H Site Lighting at Valor Acres (Mixed-Use Phase 1), as described in the application dated 05/04/2026 and Plans - Valor Acres BPDA Site Lighting Submission dated May 4, 2026 and photometric plan dated 03/22/2026 contingent on approval by the City Engineer and City Council.

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

The Regular Meeting closed at 7:55 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Kim Lusk

MINUTES OF THE REGULAR MEETING  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 21, 2026 Page 4

Present: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Sciria, Mayor Kingston,  
Absent: Mr. Lahrmer, Mr. Caruso  
Others: Gerry Wise, Scott Packard and 5 others

Mr. Lahrmer opened the Work Session Meeting at 7 pm

MAX STRENGTH FITNESS CONDITIONAL USE – 6910 TREELINE DR.

There was no one present on behalf of Max Strength Fitness.  
There were no further questions/comments and the Work Session recessed into the Regular Meeting for a Motion

TALANI'S PASTISSIMA FAÇADE & SIGNAGE – 1 PUBLIC SQUARE

Chris and Richard Yoke presented plans for exterior renovations and an 18 square foot wall sign for Talani's Pastissima located at 1 Public Square, Brecksville, Ohio. Ms. Yoke states that she would like to scrub all the existing brick and take out some rotting wood and put up a new, simplistic trim. The color being proposed is a very pale green, which will match the new sign. Color samples were provided to the board members. She explained the windows will be replaced with aluminum double paned clear glass. Sample provided to the board.

Ms. Yoke explained the sign will be above the picture window on the 82 side, where the pasta will be made and visible to the public.

The board members discussed window and door continuity and the extent of façade wraparound treatments. The color selection and compatibility with surrounding architecture were discussed along with the future use of the building for pasta making demonstrations and cooking classes.

There were no further questions/comments and the Work Session recessed into the Regular Meeting for a Motion

VA MIXED USE PHASE 1 SITE LIGHTING – MILLER RD/BRECKSVILLE RD

Emily Scheffler of DiGeronimo Companies presented revised site lighting plans and photometric studies for Buildings D, E, F, G, and H at Valor Acres.

Ms. Scheffler presents plans for highlighting the main buildings surrounding that residential area our building G, our building E, building H, building D, and building F.

Within the plant beds, there's always two lights uplighting the trees surrounding those areas, and on our main pedestrian corners and crosswalks, we have our pedestrian poles that are that smaller scale in comparison to a parking lot light. Also within Ballard Square, we have our string lights that are going up throughout that space, and then going down into our main space over here. And as you go down the street, your pedestrian poles are marking your crosswalk areas. And then there are string lights between buildings D and F.

Every tree and planting on our site has two up plates located within that plant bed, shining up light on that tree, providing general illumination and vertical illumination.

There were no further questions/comments and the Work Session recessed into the Regular Meeting for a Motion

MINUTES OF THE WORK SESSION  
BRECKSVILLE PLANNING COMMISSION  
Council Chambers - Brecksville City Hall  
May 21, 2026 Page 2

The Work Session Meeting closed at 8:00 pm

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Kim Lusk