

MINUTES OF THE PUBLIC MEETING AT BRECKSVILLE PLANNING COMMISSION

Council Chambers - Brecksville City Hall

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

Absent: Mayor Kingston

Others: Scott Packard, Gerry Wise and approximately 6 guests

Chairman Lahrmer called the Regular Meeting of the Planning Commission to order at 6:45 p.m. following the Public Meeting regarding the 2027 Community Development Supplemental Grant.

PUBLIC MEETING - 2027 COMMUNITY DEVELOPMENT SUPPLEMENTAL GRANT

Director of Purchasing, Monica Bartkiewicz, explained the City's proposed application for the 2027 Community Development Supplemental Grant, which would assist with improvements to the fencing located behind City Hall at Baseball Field Square. No public comments were received by public.

Motion by Lahrmer, seconded by Sciria, to close the Public Meeting.

ROLL CALL: Ayes: Dominic Caruso, Eric Lahrmer, Lawry Kardos, Laura Redinger, Dominic Sciria,
Robin Wilson

Absent: Mayor Kingston

Abstain:

Nays: None

MOTION CARRIED

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APPROVAL OF THE REGULAR MEETING MINUTES OF JUNE 4, 2026

Chairman Lahrmer asked if there were any additions or corrections to the June 4, 2026 Regular Meeting Minutes. Hearing none, the minutes were approved as submitted.

Motion by Lahrmer, seconded by Sciria, to approve the June 4, 2026 Regular Meeting Minutes.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF JUNE 4, 2026

Chairman Lahrmer asked if there were any additions or corrections to the June 4, 2026 Work Session Minutes. Hearing none, the minutes were approved as submitted.

Motion by Lahrmer, seconded by Sciria, to approve the June 4, 2026 Work Session Minutes.

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

SIGNS:

VA RESIDENTIAL PHASE 2 - 0000 CANVAS PARKWAY – T-1 BLOCK B

Rachel Price presented a request for approval of a temporary real estate sign for VA Residential Phase 2. The proposed sign is consistent with the previously approved sign package for the development and will be located near the project entrance. Staff reviewed the requested deviations and found the proposal acceptable.

Following brief discussion, the Commission expressed support for the request.

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Motion by Lahrmer, seconded by Sciria, to recommend approval of the VA Residential Phase 2 Temporary Real Estate Sign, including the requested deviations, as shown on the application and accompanying plans.

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

COMPASS SOUTH OFFICE BUILDING - 8180 BRECKSVILLE ROAD

Robert Damm presented revised plans for replacement monument signs serving the Compass South Office Building. The proposal included new tenant panels intended to provide flexibility for future occupants while maintaining consistency with the existing development.

Commission members discussed the overall scale and proportions of the proposed signs, noting that the amount of unused white space made the signs appear oversized. Questions were raised regarding the decision to replace the existing signs, the exposed fasteners used to secure the blank tenant panels, and the overall finished appearance. The Commission suggested incorporating trim or another architectural detail to conceal the mounting hardware and improve the appearance of the blank tenant areas until additional tenants are added.

Additional discussion focused on reducing the overall size of the sign face, refining the layout of the tenant panels, and providing renderings or photographs showing how the proposed signs would appear once installed. Commissioners also requested clarification regarding the thickness of the sign and encouraged the applicant to consider design revisions that would better complement the existing office building. Mr. Damm agreed to revise the proposal, incorporating the Commission's comments regarding the sign size, tenant panel layout, trim details, and overall appearance, and return with updated plans for further review.

No action was taken.

KNUTH'S BOUTIQUE – 8249 CHIPPEWA ROAD

Jessica Ruff presented a request for an illuminated wall sign for Knuth's Boutique located at 8249 Chippewa Road.

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The Commission reviewed the proposed sign and found it to be consistent with the existing tenant signage within the shopping center. Discussion centered on the size and placement of the sign and its compatibility with the overall appearance of the building. During the discussion, Commissioner Redinger questioned whether the proposed sign extended across two tenant spaces. After clarification that the sign was limited to the Knuth's Boutique storefront, she stated she had no objection to the proposal.

The Commission expressed support for the request, finding the proposed sign compatible with the existing shopping center and surrounding tenant signage.

Motion by Lahrmer, seconded by Sciria, to recommend approval of the Knuth's Boutique wall sign, including the requested deviation, as submitted.

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

REPORTS:

REPORT OF COUNCIL REPRESENTATIVE – Council Representative Caruso reported on the successful Sherwin-Williams Research & Development Center ribbon cutting held earlier in the week and noted the positive momentum of development projects throughout the City.

REPORT OF MAYOR - No Report

REPORT OF CITY ENGINEER - Mr. Gerry Wise reported that construction activities throughout the City on Brecksville Road continue to progress, including roadway paving associated with current projects.

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 8 PM immediately following the Regular Meeting.

VA MIXED USE GROUND FLOOR TENANT STOREFRONTS - 4550 HRUBY STREET

Emily Scheffler, architect with Perspectus Architecture, presented the proposed storefront improvements for the ground-floor tenant spaces within Building G at Valor Acres. The application included exterior elevations, storefront glazing, porcelain panel accents, canopies, and architectural details for the future Atone and Club Valor tenant spaces.

The Commission reviewed the proposed storefront materials and overall architectural appearance, discussing the use of glazing, window tinting, façade materials, and consistency with the previously approved Valor Acres architectural guidelines. Commissioners questioned the layout of the storefront entrances, including the placement of the demising wall and the additional emergency exit door serving the Atone tenant space. Ms. Scheffler explained that the additional door is required to satisfy egress requirements and would remain secured except during emergencies. She also noted that both prospective tenants reviewed and approved the proposed storefront designs prior to submission.

The Commission also discussed the approval process for future businesses within the Business Planned Development Area (BPDA). Chairman Lahrmer questioned whether each retail tenant should receive separate Planning Commission approval in addition to storefront approval. Mr. Packard explained that local business uses have already been approved within the BPDA; however, the Commission requested clarification from the Law Director regarding the approval process for future tenant spaces. The applicant requested clarification so future submissions would include all required information.

Following discussion, the Commission found the proposed storefront architecture acceptable and noted that individual tenant signage would be submitted for separate review at a later date.

Motion by Lahrmer, seconded by Sciria, to grant Final Approval for the Valor Acres Building G Ground Floor Tenant Storefronts, 4550 Hruby Street, within the Business Planned Development Area, as described in the application dated June 18, 2026, and accompanying plans dated June 22, 2026.

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

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DISCUSSION ON THE FLOOR:

Following approval of the storefront elevations, the Commission continued its discussion regarding the approval process for future retail businesses within the Valor Acres Business Planned Development Area (BPDA).

Chairman Lahrmer stated that, based on discussions held when the BPDA and Conditional Use Overlay District were originally approved, it was his understanding that each individual retail business locating within the development would return to the Planning Commission for review and approval, in addition to architectural and signage approvals. Mr. Packard noted that the Commission had previously approved local business uses as part of the BPDA and questioned whether each individual business was required to receive separate Planning Commission approval. He explained that previous tenants, including Masu and other retail users, had returned primarily for architectural or signage approvals rather than business approval itself.

The applicant explained that the storefront application was limited to exterior architectural improvements and that both prospective tenants had already reviewed and approved the proposed storefront designs. The applicants stated that they understood the Commission's desire for clarification and requested additional guidance so future submissions would include all required information and approvals. They noted that future tenant signage would be submitted separately in accordance with the City's review process.

Commission members discussed previous approvals within Valor Acres and questioned whether those approvals constituted approval of the business itself or only the building architecture and site improvements. Chairman Lahrmer stated that approval of storefront architecture should not be interpreted as approval of the business occupying the space and reiterated his understanding that individual businesses were intended to return to the Commission under the original BPDA discussions.

Mr. Packard advised the Commission that he would contact Law Director Matty requesting clarification regarding the City's procedures for BPDA tenant approvals, including whether individual retail businesses are required to obtain Planning Commission approval prior to occupancy or whether review is limited to architectural improvements and signage. The Commission agreed that clarification from the Law Director would provide consistency for future tenant applications.

Joshua Decker suggested that, if additional business approval is required, future applications could include a letter identifying the proposed tenant and confirming that the storefront design complies with the approved Valor Acres architectural guidelines. Commissioners agreed that additional documentation may help streamline future reviews once the approval process is clarified.

The Commission concluded the discussion by agreeing to await guidance from the Law Director before establishing a formal procedure for future tenant approvals within the BPDA.

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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.

VA MIXED USE PHASE 1 - BUILDING B - CLEVELAND CLINIC FOUNDATION MEDICAL
OFFICE BUILDING – 2130 VALOR PARKWAY

Chairman Lahrmer recused himself from discussion of this application.

Bradley Day, Perspectus Architecture, together with Joshua Decker of DiGeronimo Companies, presented revised plans for the proposed Cleveland Clinic Foundation Medical Office Building, including updated architectural renderings, site plans, parking analysis, and building elevations. The applicants reviewed revisions made since the previous work session and discussed the building's relationship to the overall Valor Acres development.

Mr. Gerry Wise reported that engineering comments had largely been addressed and recommended that the City obtain an independent third-party review of the overall traffic study to verify long-term traffic projections for the development. The Commission concurred and recommended forwarding the request to City Council.

The Commission discussed the proposed shared parking plan, valet operations, employee parking, and future parking needs as additional phases of Valor Acres are developed. The applicants explained that parking throughout the development will remain shared and flexible, allowing adjustments to valet operations and employee parking as future tenants occupy the site. Commissioners requested additional documentation summarizing overall site parking requirements and available parking as future phases are constructed.

Commission members also reviewed the architectural design of the building, requesting additional refinement to portions of the north elevation, increased visual interest through additional glazing and architectural detailing, and continued coordination with the architectural character established throughout Valor Acres. The applicants agreed to continue refining the elevations and material palette before returning for final approval.

Discussion also included conceptual building signage, future parking deviations, and procedural questions regarding the BPDA approval process. Mr. Scott Packard advised that the Law Director would provide

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additional guidance regarding whether a public hearing would be required due to revisions to the proposed development plan. Following discussion, the Commission agreed to schedule a Public Hearing while staff obtained additional clarification.

Motion by Caruso, seconded by Wilson, to schedule a Public Hearing for August 6, 2026, regarding the proposed lot split, construction of the Cleveland Clinic Foundation Medical Office Building, and related site development plans within the Valor Acres Business Planned Development Area.

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

The Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at approximately 9:45 PM.

THE BRECKSVILLE PLANNING COMMISSION

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

Minutes recorded by Cassandra El-Khoury