

MINUTES OF THE REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
Council Chambers - Brecksville City Hall
June 4, 2026 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson
Absent: None
Others: Scott Packard, Gerry Wise, Kristen Cole and 3 guests

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

APPROVAL OF THE REGULAR MEETING MINUTES OF MAY 21, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Regular Meeting Minutes of May 21, 2026 be approved.

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

APPROVAL OF THE WORK SESSION MEETING MINUTES OF MAY 21, 2026

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Work Session Meeting Minutes of May 21, 2026 be approved.

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

TOP STRING LACROSSE – 7005 MILL ROAD

Tyler Ratliff, representing Top String Lacrosse, presented a request for approval of replacement signage for the business. The applicant explained that the proposal involved replacing an existing sign face in an existing cabinet above the storefront and restoring illumination to the sign. The new sign face would consist of two vacuum-formed panels designed to maximize lighting effectiveness and visibility.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Brecksville Building Department issue a permit for a permit for 1) a 10.25" x 73", 5.2 sq. ft. panel for an existing externally illuminated permanent double sided ground identification sign and 2) a 29.2 sq. ft internally illuminated wall sign for the Top String Lacrosse, 7005 Mill Road, Brecksville, Ohio as described in the application dated May 15,

2026, and attached plans by TRK DESIGN LLC DBA FASTSIGNS and contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.05(d)(2) of internally illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow an internally illuminated wall sign
- A deviation from Section 1187.09(c) of a maximum of 24 sq. ft. wall sign to allow 29.2 sq. ft.

ROLL CALL: Ayes: Ms. Wilson, Ms. Redinger, Ms. Kardos, Mr. Lahrmer, Mr. Sciria,
Mayor Kingston, Mr. Caruso

Absent: None

Abstain: None

Nays: None

MOTION CARRIED

REPORT OF COUNCIL REPRESENTATIVE – No report.

REPORT OF MAYOR KINGSTON – No report.

REPORT OF CITY ENGINEER – No report.

The Regular Meeting closed at 8:35 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

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson
Absent: None
Others: Scott Packard, Gerry Wise, Kristen Cole and 3 guests

Mr. Lahrmer opened the Work Session at 7:05 pm.

Mr. Lahrmer excused himself from the Work Session meeting. Mr. Sciria acted as Chairperson.

VA MIXED USE PHASE 1 – BLDG. B CCF MEDICAL OFFICE BUILDING – 2130 VALOR PARKWAY

Brad Fink, Prospectus Architecture, and Amy Haney, Director of Design and Development, D. Geronimo Development presented plans for a proposed four-story Cleveland Clinic medical office building within the Valor Acres development.

Ms. Haney began by thanking the Commission for allowing them to come in April and go over some items of this project. She said they are hoping to address all the concerns from the previous meeting today. She explained that the building is approximately 65,000 square feet and would serve as a Cleveland Clinic outpatient medical office facility providing physician offices, imaging, laboratory services, and physical therapy. No emergency services, urgent care, surgeries, or medical gas systems would be provided within the facility.

She showed updated renderings of the proposed facility with other buildings in the area. The proposed building would be approximately 61 feet in height and designed to complement the existing architectural character of the Valor Acres development through the use of warm gray brick, a warm light brick panel system, large glass windows, and compatible building materials. She pointed out that the variance setback requests match the setback of the other buildings along Miller Road.

Ms. Haney stated they have submitted the plat to the County, and the County is currently reviewing it.

She continued on with explaining the parking strategy for the development, explaining that parking would be shared throughout the Valor Acres campus. Ms. Haney stated there are 86 spaces adjacent to the building. The thought is the spaces in front of the hotel would be for pick up and drop off, and overnight stays would be parked in the parking garage which has 695 spaces. She continued to point out approximately 195 spaces within the nearby surface parking area, and approximately 96 on-street parking spaces, as well as future parking areas planned for future development. She stated that a parking analysis indicated sufficient parking capacity for both the medical office building and the overall mixed-use development at peak demand periods.

Ms. Haney pointed out that in the final development plan they will be pulling utilities to the future development site so they do not have to disturb the parking spaces or lot during development.

Mayor Kingston asked for more description on the pedestrian walkway leading from the Clinic to the lot across the street. Ms. Haney stated all sidewalks in Valor Areas are concrete, 8 feet wide, with lighting and landscape. Leaving the building you would walk to a four way stop at Valor Parkway and the entrance to both lots. She pointed out the side entrance of the building will be used exclusively for employees, and she does not believe the Clinic will be permitting employees to park in the lot connected to the building, they will most likely tell employees to park across the street.

Mayor Kingston asked to point out the 96 on-street parking spaces. Ms. Haney pointed these out on the map.

Mr. Sciria asked for them to finish their presentation and then the Commission could ask questions at the end.

Ms. Haney handed the presentation over to Brad Fink to review architecture. Mr. Fink began with explaining the layout of the building. He pointed out the main entrance, that the first floor is lobby space, and there will be floor to ceiling glass to bring natural light into the facility. He pointed out imaging and physical therapy will be on the first floor. Elevators in the lobby will take you to the other floors for primary care and specialty care offices. He said there is hallway space around the perimeter of the building so they utilized large windows on every level to maximize natural light. He said the opaque area of the building is where they anticipate signage going and this will encompass the stairwell.

Mr. Fink explained the building materials, and an overview of the design and colors for the building. He ended his portion of the presentation by stating all the mechanical units will go on the rooftop with a metal panel screening.

Mr. Sciria asked Engineer Wise if he had any comments. Mr. Wise pointed out the comments in red in the document he submitted to the Commission. He said they have received a site plan, a survey drawing was not included in the submittal but was requested by him and received. He said they do not have geotechnical but will need one for final approval, and he did receive an updated traffic report. He said the sight lighting update has not yet been received, but the truck turn has been received. Engineer Wise pointed out some code items that the Commission will have to make a decision on such as parking stall size, parking islands, dumpster enclosure and setbacks. For site plan comments, Engineer Wise pointed out that Building "A" with this plan will have parking, utilities, grading and paving approved, just not the building put up. He said the footprint that is left will have to fit the grocery store, or whatever it is, will have to fit in that footprint that is remaining. He pointed out that wheel stops have been added to the sidewalk plans. He ended with grading along Building "A" and 100 year flood route for Building "A" and "B" will have to be addressed in final plans, and utilities will require County review.

Mr. Sciria thanked Engineer Wise for his comments and wanted to address the procedures with the applicants. He began by explaining that several required submission components appeared to be incomplete or not fully presented in a manner consistent with code requirements for a Business Planned Development Area. He stated the Commission does not really have a complete package yet that is ready for preliminary approval. He suggested the applicants review section 1155.33 of the code as it relates to what is required in the package. He specifically referenced the need for a title sheet which would encompass all the information that seems to be scattered. The title sheet should have a vicinity map, a

master site plan of Valor Acres showing this property, a list of the land planning and zoning regulations, standards and design criteria, and a list of deviations and why they are justified or what the hardship is, a summary of the table of required parking, how you came to those calculations and how you are complying with them. He stated, again, he believes they have submitted this information in various locations, however, a title sheet is required. He said they need this information prior to the meeting to review the items, not just posted on the screen during the meeting, to have time to review and research. He said he also asked for a color rendering of this building then all the buildings heading east on Miller Road. He also said they next time they submit documents to please not fold them.

Mr. Sciria wanted to point out additional deviations that may need to be added to this request. He said they would need a deviation from the 5 acre lot requirement for Office /Laboratory per 1157.29 (a) (1), as well as a deviation from 1155.33 (d) (1) that requires a 3 acre lot for BPDA.

Ms. Kardos asked, related to parking, are the employees of the Clinic going to be required to park across the street. Ms. Haney stated yes, they will not be parking in the 86 spaces in front of the building. Ms. Kardos asked how many employees will there be, approximately. Ms. Haney stated they do not have that information. Ms. Kardos stated she counted approximately 40 exam rooms on each floor, and not counting the first floor, that is 120 patients. She said she assumes there will be approximately 120 workers, that is 240 people in that area and she is concerned about parking and getting people across the street. She asked if the hotel will be charging for valet. Ms. Haney was unaware. Ms. Kardos said she would assume probably, so the statement of people not parking in those 86 spaces overnight could be inaccurate.

Mr. Caruso asked if there will be valet parking at the hotel and at the Clinic. Ms. Haney responded there will be both. The hotel will offer their own valet, there is site-wide valet, and they are unaware yet if the Clinic will be using their services for valet or if they will have their own. MS. Haney stated all the parking is shared. They are not designating any spaces except residential, and the businesses and the developer can say where employees can park.

Mr. Wise asked if they will designate spots for a grocery store? Ms. Haney responded they do not know if that is going to be grocery.

Ms. Kardos asked to see how this building compares to other Cleveland Clinic locations and how many parking spaces there are.

Ms. Kardos asked if any of the parking spaces across the street will be taken out when the future development of the other building is constructed. Ms. Haney responded no, they have no intention to remove any spaces. Mr. Fink responded that this parking covers the Clinic and the other businesses. The Cleveland Clinic has a baseline requirement of parking spaces and this plan exceeds it, and is line with their other facilities.

Mr. Caruso asked how the UH facility that was built in front of Pinecrest relates to this building. Mr. Sciria stated that facility was there first and it sits in the middle of a parking lot with entrances all around.

Mr. Caruso asked, knowing that the master plan has that other site as a grocery store, and the site keeps getting smaller, which is making people nervous that you will have a hard time getting a grocery store to

fit there, and people really want one there, he asked if the parking study that was submitted took into account that location being a grocery store. Ms. Haney stated yes, that study was completed as a grocery store.

Ms. Haney stated the most comparable medical office facility to this proposal is Middelburg Heights. This facility is in an old Kmart and shares a parking lot with another retailer. That facility is larger and offers more uses but it has the same parking demand.

Mr. Sciria pointed out they will need a deviation for the parking not being on the parcel.

Mr. Sciria stated Mr. DiGeronimo said at the last meeting they were going to do an updated parking study, but he has not seen it. Mr. Wise said it was submitted. Ms. Haney said it was in the documents. The Commission found it in their packets.

Mr. Fink stated that he thinks one thing that is a little misleading is the crossing of the street to get to the building, but that is not unusually when it comes to the Cleveland Clinic sites. He said by calling it out as crossing a road it seems much further, but it is more like a driveway like other Cleveland Clinic Facilities. Ms. Haney pointed out the distance is about the same, you are just walking through the parking lot in other facilities, versus walking along a sidewalk.

Ms. Redinger asked if you go to the Clinic, where will the valet park cars. Ms. Haney responded the top of the parking garage.

Ms. Wilson asked for clarification about the entrance to the building. Mr. Fink said the front is for public, and the side is for employees only. Ms. Wilson asked if they would be willing to open both entrances for public use. Ms. Haney said no, they want just one entrance for public for control point and security.

Mr. Sciria asked what the distance is if someone had to park in the farthest spot. Ms. Haney stated approximately 600 feet. Mr. Fink said maybe it will be beneficial to bring the Commission distances. He said the Clinic is very happy and comfortable where the parking is and the amount, and they can bring that information as well as distances for their other successful facilities.

Mr. Wise asked if there will be signage for parking locations. Mr. Fink stated yes, there will most likely be signage throughout for parking.

Mr. Fink said the UH Chagrin Highlands facility is not too much different then this in terms of being a medical office with some parking around the building, then a driveway he believes is Orange Parkway, then more parking shared with the Pinecrest Development.

Mr. Caruso asked how many rooms are in the hotel. Ms. Haney responded 136. Mr. Caruso asked where their employees will be parking. Ms. Haney responded they are likely parking in the garage.

Ms. Redinger asked what are the Clinics hours and will there always be valet available during those hours. Mr. Fink stated they will be open during regular business hours during the week and Saturday mornings. It is his understanding that the valet operates while the building operates. Ms. Redinger said her

preference would be one parking lot, however, for this set up, the valet will be the default and they need to make sure that service is fully operational.

Mr. Sciria stated there was conversation last time about handicap parking and asked the Commission if they are comfortable with the amount. Mr. Fink stated that the designated handicap spots exceed the requirements driven by what the Cleveland Clinic sees in their parking lots.

Mayor Kingston asked about snow removal plans. Ms. Haney stated for this end of the site they will be removing snow, there will be no piles in the lots.

Mr. Caruso asked if the yellow parking on the map was for Gym World. Ms. Haney responded yes, that project is approximately a month behind this project. She said they do not have the layout of that area finalized or the number of parking spaces that will add. Ms. Redinger asked if there is an estimate of the spaces needed. Mr. Wise commented the square footage of that building would require a high number, but it's use does not. It will be a lot of drop-off and pick-up, not a lot of parking.

Mayor Kingston said to summarize the parking issue, even though the Clinic said it is enough parking, the study says it is enough parking, the Commission is just trying to get a feel of how this will work and where everyone will park.

Mr. Sciria asked what happens if this use changes, and becomes a regular office building. Mr. Caruso commented if it becomes a regular office building you will need less parking spaces because you will not have patients coming or going.

Mayor Kingston asked the applicants if they are comfortable with what the Commission is requesting with the code and a title sheet. They said yes. Ms. Redinger asked also for confirmation the valet will be operational if the office is open. Ms. Kardos asked for a more detail layout of how many handicap spots are in each area, and how that compares to other locations, as well as what does parking for the 36 months that building "A" is being constructed.

Mr. Sciria noted for the record this discussion is in no way an approval for Building "A", or a foot print for Building "A".

Mr. Sciria asked if there are comments on the design and materials of the building. Ms. Redinger asked about the bump out on the first floor. Mr. Fink explained this is where the therapy room is. It will be the dark brick with tall windows.

Ms. Redinger asked about the area at the entrance the is all brick with no windows. Mr. Fink stated this area is the stairs and will also be the area that signage will be displayed for the building. Mr. Sciria said that the applicants should also be presenting any signage during preliminary as well.

Ms. Redinger said it would be nice to see a breakup of all the windows on the west side. Ms. Kardos said the columns and the repetitiveness give a 1970s office building feel. Mr. Wise clarified they do not need to redesign the window configuration, they just do not need a vertical element between every window.

Ms. Kardos said it would be beneficial to have the video of what it would look like driving down the road the next time they return.

Mr. Fink showed the Commission samples of the materials.

Mr. Caruso asked if there will be any mechanical units, like air-conditioning units, on the roof of the first floor where it bumps out. Mr. Fink stated no, everything will be on the high roof and behind the metal screening.

Ms. Wilson asked if there was a way to make more of a glass atrium in the entrance as opposed to the flat entrance proposed. Mr. Fink stated they looked at some canopy options, and they followed what the Cleveland Clinic has as branding elements, of a metal panel wafer, more of a minimalist look. There was a recommendation to continue with the glass up to the second floor around the entrance to make it more pronounced. Mr. Caruso asked how far out the canopy goes. Ms. Haney said it covers the passenger side, not the drivers side. Mr. Fink stated it is long enough to cover three cars. He stated it is a glass vestibule on the inside and open lobby on the inside.

Mr. Sciria told the applicants when they return to have the code and deviations for the dumpster encloser spelled out.

Mr. Sciria asked about the large tree and a squiggly trail coming up from Miller Road. Ms. Haney said there is an incline so they are doing that so it is not so steep walking up. Mr. Wise commented they are saving the tree that is there and the half circle shown is a walk going around the tree. Mr. Sciria said to make sure their arborist knows some of the islands are only 6 feet.

Mr. Sciria asked about common area access notes on item 21 on drawing 144242. Mr. Wise said that could be in regards to anywhere on the property and they will clarify that for the next meeting.

Mr. Sciria 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 8:35 pm