



**PLANNING AND ZONING COMMISSION MEETING
MINUTES**

**Tuesday, February 10, 2026 – 6:00 p.m.
(Meeting: In Person + Zoom Live Stream)**

CALL TO ORDER: Ms. Day called the meeting to order at 6:00 p.m.

MEMBERS: Monica Day, Sue Ann Philipbar, Dan Holahan, Teri Moran, Denise Ready and ex officio member Mayor Michael Wheeler were present.

OTHERS PRESENT: Village Engineer David Neumeyer, Village Architect Scott Wallenhorst, Planning and Zoning Director Brian Frantz and Planning and Zoning Assistant Director Amy Nauer were also present.

AGENDA REQUESTS: None.

OLD BUSINESS

1) Case No. 19-2025

Applicant: World City Brewing/Drew Warnement & Erik Luli
Location: 4793 Brecksville Road
Zoning District: C-2 General Business
Zoning Code: 1171.15

The applicant is requesting final plan approval to construct a 5,445 square foot building on vacant land located at 4793 Brecksville Road.

The applicants Drew Warnement & Erik Luli, Architect's Maggie Young & Fred Wolf and Civil Engineer Gayle Lewin were present.

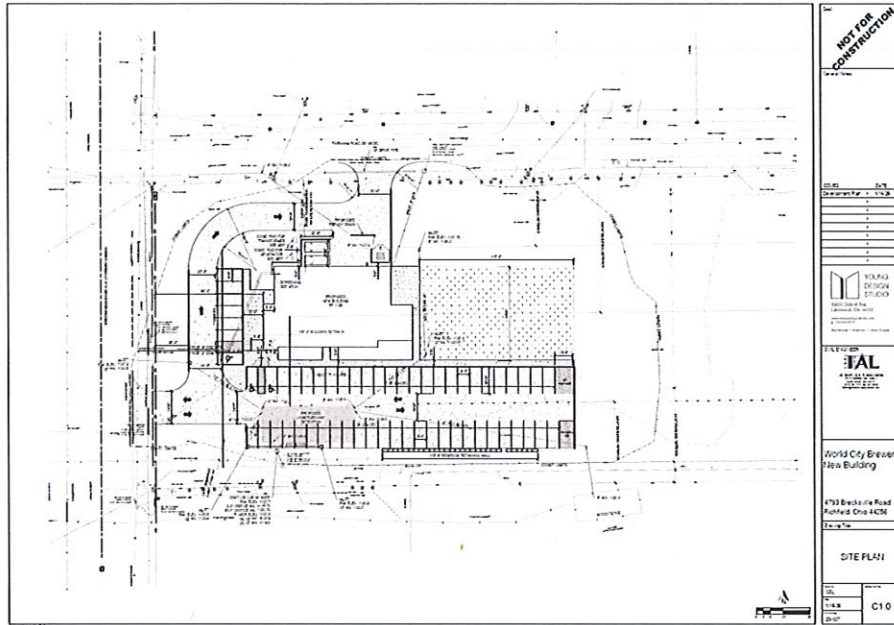
Director Frantz introduced Case No. 19-2025 and explained that the applicant is requesting final plan approval to construct a brewery pizzeria on vacant land located at the corner of Farnham and Brecksville Road. Director Frantz stated that the applicant received preliminary plan approval some time ago.

Director Frantz made the following statements:

- The applicant and his team continue to work with the Planning and Zoning department as well as the Village Architect to create an architectural plan that all parties support;
- The original elevations reflect metal siding which is not permitted and has been updated to reflect a cement board siding; and
- Recommended approval subject to satisfying any outstanding comments from the Village consultants.



Director Frantz brought attention to the submitted site plan which was previously submitted for preliminary plan approval.



Director Frantz brought attention to the previously submitted architectural exterior renderings.





February 3, 2026
202209702

Dustin Frantz, AICP
Director of Planning and
Zoning

Village of Richfield
4410 W. Streetsboro Road | Richfield, Ohio 44286

World City Brewing Final Plan Comments

Dear Mr. Frantz,

GPD has completed the first review of the final plans for World City Brewing Company. The proposed work includes a new restaurant, parking, and associated site improvements. While the comments are extensive, they are technical in nature and will not likely alter the overall intent of the site layout.

We offer the following comments:

Final Plan Review Items

General Comments:

- Plans must be submitted to Summit SWCD and Cleveland Water Department for review. Provide copies of all correspondence and approvals.
- Provide an existing conditions and demolition plan. Show any existing site features to be removed, including trees.
- Provide site details, including but not limited to pavement buildup, pavement markings, trench drain, signs, etc.
- No proposed site signage is shown. Provide locations and details.

Sheet C1.0 - Site Plan:

- Provide a legend for site hatches and pipe labels.
- Show the locations of the light poles on the site plan.
- Typical for all proposed and existing storm and sanitary structures – provide a unique label to each structure that matches the labeling used in the stormwater calculations (ie, EX CB2, PR CB10, etc.)
- Typical for all proposed storm and sanitary pipes, list proposed length.
- The existing 36" storm pipe near the southwest corner of the site is not shown.
- Is the existing 3" storm pipe under the Brecksville Road drive apron to remain or be removed?
- The underground detention system outlet structure data provided on this sheet does not match the detail on Sheet SWPPP-03 or the HydroCAD calculations. Update to match throughout.
- Show the locations of building downspouts.
- Is the proposed 0" invert at elevation 1125.0 just east of the proposed parking lot (southeast corner of the work area) intended to be a catch basin or an open-ended pipe? Provide more detail.
- Provide inverts at both ends of the proposed 12" drive pipe at the Farnham Road drive apron. Provide sizing calculations for the drive pipe.

520 South Main Street, Suite 2531 | Akron, OH 44311 | 330.572.2100 | gpdgroup.com

- The proposed 6" outlet pipe from the trench drain is shown directly under an existing utility pole on Farnham Road. Update location to avoid the conflict.
- Provide a profile for the proposed waterlines. They cross an existing 15" storm and 18" sanitary main in Brecksville Road. Is the box shown near the water main basin a proposed vault? It is located on top of the storm and sanitary mains. Location must be relocated.
- List minimum vertical clearance where the storm and sanitary lines cross the gas main on Farnham Road.
- Show the location of the proposed electric service line.
- For the proposed sanitary connection, list the invert at the building, the new invert at the manhole, and the proposed length and slope.

Sheet C1.1 - Grading Plan

- List the top and bottom elevations of the retaining wall at both ends and center.
- Show the limits of the ADA parking areas. Provide spot elevations at all corners of the parking spaces and ramps to ensure that proposed slopes meet ADA requirements.

SWPPP-01 - Erosion Control Plan & Notes

- Update the SWPPP Data table based on plan and hydraulic report comments.
- Update Construction Dates and SWPPP Delegation of Authority sections to provide missing information.

SWPPP-03 - Post-Construction Storm Water Management Plan

- Outlet Basin Sections:
 - The invert elevation of the 0.9" orifice does not match the HydroCAD calculations.
 - List the pipe diameter of the inlet and outlet pipe.
 - List the structure width.

SWPPP-04 - Underground Detention Details & Notes

- The inlet and outlet structures for the StormTech system do not match the layout of locations of inlets and outlets that are provided on the site plan. The layouts need to be updated to match and inlet and outlet structures to the system and should be shown on the site plan. We highly encourage submitting the StormTech design to ADS for review.

Hydraulic Report

- Review the Project Overview portion of the narrative. It states that the drainage area is 2.04 acres, but 2.00 acres is used for the calculations. It states that the EOA for the project is 1.73 acres but the water quality calculations use 1.69 acres.
- The Project Overview states that pages from the Richfield Village BZA meeting on August 27, 2025 are attached but they are not found in the report.
- Under the Developed Site Conditions section, we cannot confirm the Proposed Storm Data table. It does not match the HydroCAD outputs provided. We cannot confirm the critical storm calculations without confirming the source of the 0.211 ACR post-construction volume.
- The composite CN for the existing site is 69. The composite CN for the proposed site is 65. It is unlikely that the CN would be lower in the post-developed condition. Please review these values.
- In the Proposed Storm Water Management section of the narrative, it refers to a 6"x1" orifice. This doesn't match the calculations or plan details.
- Provide calculations for the isolator row sizing for the StormTech system. The OEFA requires pretreatment that is sized to account for the water quality flow rate for the drainage area.

GPD Group | 2

- The orifice calculations need to also show that the outlet structure will not discharge more than the first half of the water quality volume in less than 1/3 of the drain time. The use of the OEFA WQV Compliance Tool is highly recommended.
- The Pre-Construction Drainage Area Map CN and Tc values do not match the calculations.
- In both the Pre- and Post-Construction Drainage Area Maps, drainage areas should not follow property lines but instead follow the contours.
- A pre-construction meeting with an ADS representative must be held prior to the installation of the StormTech system.
- In general, the HydroCAD calculations are hard to follow. Provide additional explanation of the different models provided. The total post-construction site discharge should be the "SITE DETENTION" (equid flow model) plus the uncaptured areas. We are unable to follow how these numbers were combined to arrive at the Post Construction Site Discharge provided in the table on Page 5 of the narrative. Typically, we would see models add any uncaptured areas to the model with the flow routed through the detention system and add those flows downstream of the detention outlet. (The HydroCAD models can be simplified to remove the individual catch basins and just provide one drainage area to the outlet point.)
- Storm sewer capacity calculations:
 - Per the Richfield Village Engineer's Design Standards and Details, the design storm frequency for storm sewers shall be the 10-year event.
 - Provide a storm sewer calculation for the trench drain.
 - Confirm the pipe slopes from Junction 2 to DET. It does not match the plans.
 - Confirm the rim elevations of Junction 6. It does not match the plans.
- Provide an operations and maintenance plan for the proposed StormTech system.
- Provide a long-term maintenance agreement for the StormTech system.
- Drive apron must be per Richfield standards (commercial asphalt).

We ask that the applicant revise the plans per the above comments and resubmit for review. We ask that they include a response to comments with the submittal. As stated previously, these comments are technical in nature and we have no objection to a final plan approval from the planning commission.

Sincerely,
GPD Group

David Neumeyer, PE
Senior Project Manager

GPD Group | 3



Ms. Day questioned if there is anything the commission should be concerned about regarding Mr. Neumeyer's safety force approval comment. Mr. Neumeyer responded that the comment pertains to labeling and obtaining other necessary permits. Additionally, Mr. Neumeyer responded that planning and the overall look of the site will not be affected.

Director Frantz stated that the site signage is a separate submittal to be addressed at a later meeting. Director Frantz explained that a corner lot allows for two signs.

Village Architect, Scott Wallenhorst, referenced personal architectural review comments previously provided to the applicant.

MEMORANDUM

To: Mr. Brian M. Frantz, AICP

From: Scott D. Wallenhorst, NCARB

Subject: World City Brew Plan Review

Date: January 28, 2026

HDG has reviewed the proposed information for World City Brewing dated January 16, 2026 from Young Design Studio.

The property is located at 4793 Brecksville Road and in the C-2 General Business District. The proposed project consists of an approximately 5,445 sq. ft. building with a 550 sq. ft. outdoor patio space. The parcel is proposed to be around 3.29 acres. The use will be a Craft beer brewery and pizzeria restaurant.

The new design and layout are a great improvement from what has been proposed previously.

We offer the following comments in regards to the project:

-Material color samples should be provided at the Planning Commission meeting and for Village record.

-As discussed at our meeting on December 5, 2025, metal siding is not a permitted material and will need to be changed.

-The dumpster enclosure materials are to match the building materials and not CMU. please provide all elevations of the enclosure and identify materials.

-The elevation facing Brecksville Road appears to be mislabeled. Additionally, some consideration should be given for detailing to the left of the entry bump-out.

-As previously discussed, portions of the North and West elevations are primarily back of house, however additional architectural elements need to be added to avoid large blank wall areas, especially with the height back in the Brewhouse area.

Recommendation:

The design and layout for this project as a whole has made great strides and is appreciated. With some additional detailing and material changes the project will be in a great position for approval, however at this time we can only providing a preliminary approval. The applicant and their team are free to provide an updated set after updates are completed in advance of the February Planning Commission meeting to ensure all items have been met and provide the board with an appropriate recommendation.

Should you have any questions, please feel free to reach out.

Thank you.

Scott D. Wallenhorst, NCARB

Ms. Maggie Young explained that within the updated drawings a second option has been provided to potentially address various architectural concerns.

Mr. Wallenhorst stated that if the commission allows, the details discussed are minor and otherwise recommend conditional approval and will work with the team to resolve any remaining comments.



Director Frantz brought attention to the memorandum from the Village Fire Chief, George Seifert provided to the applicant on February 3rd, 2026.



Richfield Fire Department
4410 W. Streetsboro Road
Richfield, Ohio 44286
330-659-9400

Chief George Seifert



2/3/2026

To: Brian Frantz
From George Seifert, Fire Chief

RE: World City Brewing Comments.

Brian,

Please see my comments about the partial plan submittal.

- 1) I will require detailed drawings for the fire alarm, sprinkler system and hood system.
- 2) The fire department will place the fire department connections.
- 3) I would like to see a door placed for the riser room.
- 4) I would like to see designated parking spaces for the pickup windows. I do not want to see cars blocking the drive or other cars.

Director Frantz recommended that the applicant have a discussion with the Fire Chief as the listed concerns are not a fire code requirement.

Mr. Drew Warnement stated that the general contactor spoke to the Fire Chief regarding the riser room and they came to an agreement for the placement of the indicating wall valve.

Director Frantz brought attention to the comments from the Village Service Director, Scott Waldemarson and the Village Police Chief, Michael Swanson, stating that they have no concerns with the project.

Director Frantz stated that he recommends approval subject to working out the minor details as previously explained as the details may be worked out administratively.

Ms. Philippbar questioned where the electrical boxes and ac unit will be located. Mr. Warnement explained that the mechanicals will be located on the roof and the transformer box is shown on the site plan which will be screened with landscaping.

MOTION: TO APPROVE CASE 19-2025 SUBJECT TO THE VILLAGE CONSULTANT'S RECOMMENDATIONS TO BE REVIEWED BY THE DIRECTOR OF PLANNING AND ZONING AND ADMINISTRATIVE TEAM COMMENTS.

Moved by Mr. Holahan, seconded by Ms. Moran.

Upon roll call, motion passed unanimously.



Director Frantz explained that when final plan approval is received, revised plans must be submitted, and a formal construction review meeting will be held to satisfy all civil requirements. Additionally, prior to breaking ground a preconstruction meeting must be scheduled with the department which will include Summit County Soil and Water.

2) Case No. 47-2025

Applicant: Lisa Sherrill/Sweet Magnolia's
Location: Parcel Number 5003150
Zoning District: CH-I Historic Commercial
Zoning Code: 1171.15

The applicant is requesting final plan approval to construct a building on an approximate 0.35-acre vacant parcel located on the east side of Grant Street.

The applicants, Lisa and Al Sherrill and their Architect, Chris Nonno were present.

Director Frantz introduced the case and explained that the applicant has come before Planning Commission previously. Director Frantz stated that discussion surrounding an elevator has surfaced previously and upon further review it was discovered that an elevator would be necessary for second floor access. Furthermore, it was explained that the cost for an elevator was fairly high which resulted in reevaluation of their expenses, plans and elevations. In response, the second-floor party area, deck area and offices were removed to reduce square footage.

Director Frantz brought attention to the location of the parcel and emphasized the proposed massing of the building has been designed to properly fit the parcel. Director Frantz explained to support the additional parking demand, Village Council and the Mayor have funded a parking lot which ties to Grant Street and the existing parking lot. Furthermore, the new parking lot is expected to add approximately 44 – 46 parking spaces.

Director Frantz explained with final plan approval, the project will commence and the Village will work with the applicant to stage items where the parking lot will be constructed. Moreover, the construction will be staged and accessed through the back with minimal disruption and damage to the parking lot.

Director Frantz mentioned that a memorandum has been provided by the Village Engineer to the applicant and that majority of the comments are technical in nature. Director Frantz stated that a photometrics plan is needed and will be expected from the applicant.

Village Engineer, David Neumeyer referenced personal engineering review comments previously provided to the applicant. Furthermore, Mr. Neumeyer stated that all comments are technical in nature and he does not have an issue with the concept. Furthermore, Mr. Neumeyer recommended approval as noted within the review provided.



February 2, 2026
2022097.02

Brian Frantz, AICP
Director of Planning and
Zoning

Village of Richfield
4410 W. Streetsboro Road | Richfield, Ohio 44286

Sweet Magnolia's – Final Plan Review

Dear Mr. Frantz,

GPD has completed the final review of the construction plans for Sweet Magnolia's, below are our comments:

General Comments

1. Put a note on the plans that the storm water management requirements are being taken into account via the Village's detention basin.
2. Please provide a photometric plan for any lighting.
3. No landscaping plans were submitted.
4. Please provide a trench repair detail for the Grant Street connections.
5. Per our meeting on January 30:
 - a. Applicant is going to discuss the water service with Cleveland Water.
 - b. Applicant is going to investigate the existing utilities on their property to see what needs to be relocated.
 - c. Applicant is going to update the site plans to accurately reflect the architectural plans (no retaining/sealing wall).
 - d. Applicant is going to provide the easement dimensions for the existing storm sewer.

The comments above are technical in nature and should not affect planning commissions approval. I recommend the plan is approved and we will work through the remaining comments prior to approving a construction permit.

Sincerely,
GPD Group

David Neumeyer, PE
Senior Project Manager

520 South Main Street, Suite 2531 | Akron, OH 44331 | 330.572.2100 | gpdgroup.com

Director Frantz brought attention to the previously submitted architectural elevations which are no longer accurate due to the elimination of square footage and design amendments.





Director Frantz brought attention to the revised and most current architectural elevations. Additionally, Director Frantz mentioned that the east elevation previously had architectural concern for the blank wall which has since been addressed.



Village Architect, Scott Wallenhorst, made the following statements:

- Simplistic detailing, material change or additional signage through receiving a variance would add additional detail to the left side of the east elevation;
- The modified roof around the porch adds a nice element opposed to the previous flat roof;
- Previously discussed eliminating the band between the gable piece and the lower piece while raising the window heights on multiple elevations to help fill space;
- Another recommendation was to pitch the roof to help fill space or pull down slightly;
- Does not see any major issues with the elevations and comments pertain to minor detailing; and
- Would be happy to continue to work with the architect to address outstanding minor details.

Mr. Holahan questioned if there was a second floor to the building. Mr. Wallenhorst responded there is a second floor of the building based on the plans that he has seen.

Director Frantz mentioned that an elevator is required when a building meets a certain square footage. Additionally, when certain amenities are offered on the second floor, that are not accessible on the first floor, an elevator is required.

Architect, Chris Nonno, stated that the second floor will be used for seating and larger party activity. Director Frantz mentioned that the second-floor office space has been eliminated as there were no offices offered on the first floor.



Ms. Day stated that there would be seating downstairs and upstairs. Mr. Nonno confirmed.

Ms. Day asked the architect to elaborate on the building materials and colors.

Architect, Chris Nonno, made the following statements:

- Have no issue with extending the windows on the gable end as long term from a programming standpoint it will give the applicant an opportunity to use the space for a different use if desired;
- Can examine roof pitch to increase size; and
- Regarding the east elevation, the back of house is located on that elevation which does not allow for glazing but recommended changing the roof pitch to minimize white space.

Village Architect, Scott Wallenhorst stated that any of the previously listed ideas would work and would be happy to work with the Architect to find a solution.

Architect, Chris Nonno, made the following statements:

- On the north elevation, the tower with signage element will be masonry brick;
- The remainder of the building will be primarily Hardie board siding which is fiber cement and will be placed in a horizontal manner and in a board and batten approach; and
- The color will be primarily grey with a white accent.

Ms. Philippbar questioned where the stonework would be located. Mr. Nonno responded that the stonework would surround the patio and will potentially add stonework around the entry on the west elevation.

Ms. Philippbar questioned where the electrical and mechanical would be located. Mr. Nonno responded that there is a shed roof off the front elevation which will screen the condensing units and the trash enclosure will be concealed.

Director Frantz stated that the applicant was aware of the process related to dumpster screening in which the Richfield Brewing Company had previously executed. Furthermore, the applicant wanted to be compliant with the standards previously set and has added the costs to properly screen the dumpster.

MOTION: TO APPROVE CASE 47-2025 SUBJECT TO THE CONSULTANT'S RECOMMENDATIONS AND TO BE REVIEWED BY THE PLANNING AND ZONING TEAM TO INCLUDE OTHER DEPARTMENTS WITHIN TOWN HALL.

Moved by Mr. Holahan, seconded by Ms. Philippbar.

Upon roll call, motion passed unanimously.

Comments from the Floor:

Councilperson, Carol Campbell (3980 Brush Road) questioned if the trash would be located on the corner of the building by Library Drive. Director Frantz responded that the trash will be located inside at the back of the building facing east towards the existing parking lot and behind architectural elements.



Councilperson, Carol Campbell (3980 Brush Road) questioned if the kid's zone is located inside the building. Director Frantz responded yes, it is.

NEW BUSINESS:

3) Case No. 05-2026

Applicant: Jennifer Harrah/Pierogies of Cleveland
Location: 3901 Brecksville Road
Zoning District: OLI- Office and Limited Industrial
Zoning Code: 1171.11

The applicant is requesting preliminary plan approval to construct an approximate 8,000 square foot addition, including a new front porch, to an existing building located at 3901 Brecksville Road.

The applicant, Jennifer Harrah, Owner of Pierogies of Cleveland and Architect, Jennifer Frazier was present.

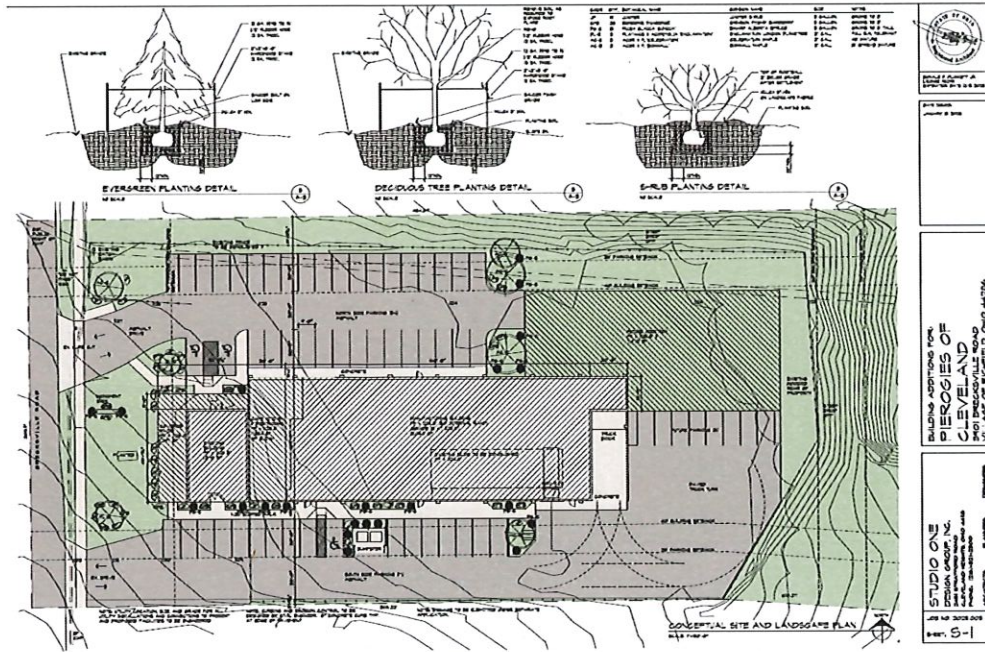
Director Frantz introduced the case and explained that Jennifer Harrah and her team have been working with the Village regarding the general site layout and architecture. Director Frantz mentioned that there is a lack of civil engineering at this point due to architectural focus. Moreover, Director Frantz recommended approval subject to addressing the comments by the consultants, internal team and engaging a civil engineer.

Director Frantz mentioned that civil engineering is currently based upon an ALTA survey, therefore, provided that detailed civil engineering does not change the overall layout of the building and site then no issues are foreseen. Furthermore, if the site layout of the building and/or parking lot changes then the applicant would have to return for a new preliminary plan approval hearing before the Planning Commission.

Director Frantz stated that Pierogies of Cleveland is currently located within the Village in a tenant space on Brecksville Road and 303. Additionally, Director Frantz explained that Pierogies of Cleveland has intentions of expanding upon the retail and restaurant component to include larger scale manufacturing. Director Frantz brought attention to the current zoning district of 3901 Brecksville Road which is Office Limited Industrial which will require a conditional zoning certificate to permit manufacturing use on the property.

Director Frantz explained the Village entered into a contractual agreement with the real estate holding Old Man Lucky, LLC. with the associated business being Pierogies of Cleveland. Furthermore, Pierogies of Cleveland will expand their operations significantly by continuing to offer retail and café space as an accessory use to manufacturing.

Director Frantz brought attention to the submitted site plan and current overview of the property.



Director Frantz mentioned that the applicant is contractually obligated to raise the rear building located on the property. Moreover, the front building will remain which will be renovated with a front porch addition, and the manufacturing addition will tie into the rear side of the front building.



Director Frantz brought attention to the previously submitted architectural elevations



Director Frantz recommended approval subject to all outstanding comments from the Village Architect and Engineer. Furthermore, the recommendation would be that if the civil engineering changes/alters the layout of the building or the functionality of the site the applicant would have to return to Planning Commission for approval.

Village Architect, Scott Wallenhorst, referenced personal architectural review comments previously provided to the applicant.

MEMORANDUM

To: Mr. Brian M. Frantz, AICP

From: Scott D. Wallenhorst, NCARB

Subject: 3901 Breckville Road - Pierogies of Cleveland

Date: January 28, 2026

HDG has reviewed the proposed information for Pierogies of Cleveland dated January 15, 2026 from Studio One.

The property is located at 3901 Breckville Road and is in the I - Industrial zoning district. The proposed project consists of an existing building with a large addition to the rear of the existing building.

The changes and updates made to the plans since the last submittal are very much appreciated and look good. At this time, we offer a few outstanding comments in regards to the project:

- Provide additional details and separate elevations of all sides for the dumpster enclosure, inclusive of doors or gates.
- Locate on the plans where any mechanical units will be placed on the building or site and ensure they comply with Section 1171.11C-6.
- The Village requires 4-sided Architecture, additional elements or details will need to be added to the East elevation. Recommend adding the Handle window detail used on North and South Elevations.
- For final approval, please provide color samples for Village record.

Recommendation:

We feel that the design is at a good point to provide a approval for the preliminary phase. The outstanding items listed above can be reviewed by myself and the administration so long as the board and Village agree to this approach.

Should you have any questions, please feel free to reach out.

Thank you.

Scott D. Wallenhorst, NCARB



Mr. Wallenhorst questioned where the mechanical units would be located. **Ms. Jennifer Frazier** responded that the mechanical engineer would help determine which units will be used as more than one unit may be needed. Ms. Frazier explained that the café may have a separate mechanical unit which could be hidden and the manufacturing addition would be internally hung units.

Mr. Wallenhorst stated that if any mechanical units are placed outside the units must be screened and the plans will need to be reviewed.

Ms. Philippbar questioned if the east elevation lacked detail. **Mr. Wallenhorst** responded the east elevation needs to have additional detailing added on the back.

Ms. Frazier stated that if found acceptable they plan to add two areas that mimic windows but are simply a change in siding materials with a slight recess. **Mr. Wallenhorst** stated that it would be acceptable.

Director Frantz stated that adding dimension to the east elevation using materials is exactly what is being proposed.

Ms. Philippbar questioned where the loading dock would be located and if it would be dug out. **Ms. Frazier** responded that the dock is located on the south elevation of the building at the furthest point from the street which drops down.

Director Frantz commented that this is an excellent example of a large box building for manufacturing or industrial space that is able to transform the exterior of the building at a reasonably cost-effective way to make it look attractive.

Mr. Holahan questioned the type of lighting. **Ms. Frazier** responded that some lighting has been included and depicted as dark sky compliant, but individual fixtures have not yet been selected.

Director Frantz stated that lighting details should be included within the applicants' submittal for final plan approval in addition to engineering, landscaping and photometrics.

Village Engineer, David Neumeyer referenced personal engineering review comments previously provided to the applicant.



February 2, 2026
20220702

Brian Frantz, AICP
Director of Planning and
Zoning

Village of Richfield
4410 W. Streetsboro Road | Richfield, Ohio 44286

Pierogies of Cleveland Site Improvements 3901 Brecksville Road

Preliminary Plan Review

Dear Mr. Frantz,

GPD has completed the preliminary review of the concept plans for Pierogies of Cleveland located at 3901 Brecksville Road. Exterior improvements include expansion of the existing facility, a new parking lot.

General Comments

1. The applicant should review section 1171.09 of the zoning code as there are multiple pieces of information missing including: utilities, storm water, preliminary grades and riparian setbacks.
2. What is the intent of two (2) separate parking lots? Having separate lots is less than ideal, unless each lot has a specific use with sufficient signage. Additionally, safety forces input is needed on the accessibility of two (2) lots.
3. Provide information about how the site is handling storm water, and the preliminary location/size of the proposed storm water management basins.
4. Proposed Utilities preliminary location/size.
5. A survey must be performed.
6. The applicant should evaluate the condition of the existing 48" corrugated metal culvert transversing the property prior to finalizing plans. Please alter the "future expansion" to not impact the culvert.
7. Any proposed lighting?

While the preliminary site plan does not include the typical information required, I have no issue working with the applicant going forward and do not object to a preliminary plan approval.

Sincerely,

GPD Group

David Neumeyer, PE
Senior Project Manager

520 South Main Street, Suite 2533 | Akron, OH 44318 | 330.572.2100 | gpdgroup.com

Mr. Neumeyer mentioned that the applicant should look into the culvert.

Mr. Neumeyer questioned the reason for two separate parking lots. Ms. Harrah responded one parking lot will be dedicated to customer use and the other parking lot will be dedicated to employee use. Mr. Neumeyer stated that the parking lots should be signed appropriately.

Director Frantz stated that the pedestrian and tractor trailer traffic is the reason for two separate parking lots and curb openings. Furthermore, there has been conversation with the civil engineer, and the Village would like to have the access points reduced to the minimum necessary to clean up the site.

Ms. Frazier offered material samples to the Commission and made the following statements:

- Wood columns on the building frontage will be stained hickory brown;
- The existing building will be white washed;
- The windows will be Pella and black in color;
- The roofing on the porch area will be commercial grade asphalt shingle in charcoal black and the roofing on the manufacturing building will be standing seam metal in charcoal grey;
- The main building will be a cementitious Hardie board grey mist with the accent color being Hardie board grey slate;
- The main brick feature wall will be a white utility color; and
- The front door color will be from the Sherwin Williams historic collection in a green shade.



Director Frantz brought attention to the memorandum from the Village Fire Chief, George Seifert provided to the applicant on January 23rd, 2026.



Richfield Fire Department
4410 W. Streetsboro Road
Richfield, Ohio 44286
330-659-9400



Chief George Seifert

1.23.26

To: Brian Frantz
Re: Pierogies of Cleveland
3901 Brecksville Rd

Fire Dept Comments

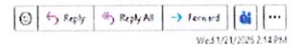
- 1) Will need a detail set of detection and suppression drawings to place FDC.
- 2) I would like a door place in the knockout panel for emergency access.
- 3) I would like 360-degree access. I would like to see some type of access road in the rear of the northeast corner.

Director Frantz explained that the applicant has concern of 360-degree paved access and should correspond with the architect and engineer to verify if 360-degree paved access is required within the fire code.

Director Frantz brought attention to the feedback from the Village Service Director, Scott Waldemarson provided to the applicant on January 21st, 2026. Furthermore, Director Frantz explained that the service department is requesting the civil side to understand the sewer connection.

RE: Service Review Needed: Pierogies of Cleveland- 3901 Brecksville Rd.

 Scott Waldemarson
To: Lauren Horst
Cc: Amy Naves, Brian Frantz
[View original message on 1/21/2026 8:17 PM](#)



Lauren,

Service is good with Pierogies of Cleveland. Do we have site plan yet for Pierogies of Cleveland. Would like to see the sewer connection.

Scott Waldemarson, Service Director
Village Of Richfield Service Department
4410 W. Streetsboro Road
Richfield, Ohio 44286
Phone: 330-659-9201 Ext 500

Director Frantz mentioned that the prior user of the property, Superior Erection, was connected to sanitary sewer, therefore, assessment fee would have been previously paid, and credit would be given for the assessment. Director Frantz stated that the service department should be in contact soon to share any associated costs.

Director Frantz brought attention to the feedback from the Village Police Chief , Michael Swanson provided to the applicant on January 20th, 2026.



RE: Police and Fire Review Needed: Pierogies of Cleveland- 3901 Brecksville Rd.

Mike Swanson
To: Lauren Frantz, George Seifert
Cc: Keith Frantz, Amy Hester

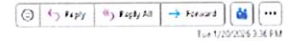
Send your reply in the: [Thank you!](#) [Thanks for the feedback!](#) [Thank you for your response!](#) [Feedback](#)

Good Afternoon,

I have no comments or concerns at this point with this project.

Best Regards,

Michael Swanson
Police Chief
Richfield Police Department
1150 W. Streetsboro Rd.
Richfield, Ohio 44286
www.richfieldvillageohio.org
330-659-9550
Fax 330-659-6677



Director Frantz recommended approval subject to the comments from the Village consultants and internal staff. Director Frantz explained that if any site plans are altered or created by the civil engineering as it currently exists the case will have to return to Planning Commission.

Ms. Moran questioned how many patrons can be seated inside the café. **Ms. Frazier** stated 49.

MOTION: TO APPROVE CASE 05-2026 SUBJECT TO THE CONSULTANT'S RECOMMENDATIONS INCLUDING CIVIL ENGINEERING AS IT RELATES TO SUBSTANTIVE ISSUE TO THE BUILDING AND SITE LAYOUT AND TO BE REVIEWED BY THE VILLAGE TEAM.

Moved by Mr. Holahan, seconded by Ms. Moran.

Upon roll call, motion passed unanimously.

4) Case No. 06-2026

Applicant: Jennifer Harrah/Pierogies of Cleveland
Location: 3901 Brecksville Road
Zoning District: OLI- Office and Limited Industrial
Zoning Code: 1157.03(b)(4) & 1173.07

The applicant is requesting a conditional zoning certificate to permit a manufacturing use on the property located at 3901 Brecksville Road.

Director Frantz introduced the case and brought attention to the current zoning district of 3901 Brecksville Road which is Office Limited Industrial and will require a conditional zoning certificate to permit manufacturing use on the property. Director Frantz stated that under Zoning Code Section 1157.03(b)(4) manufacturing use is a conditionally permitted use and under Zoning Code Section 1157.03(c)(3) personal services limited to beauty, barber, restaurant, snack bar, florist or copy center, all of which are incidental to and are a part of a main permitted use are permitted accessory uses.



Director Frantz explained that Pierogies of Cleveland has intentions of having the retail and restaurant space as an accessory use to the conditionally permit use of manufacturing. Moreover, Director Frantz recommended approval of the case.

Questions from the Commission:

Mr. Holahan questioned the hours of operation. Ms. Harrah responded that current hours of operation are 7:00 am to 6:00 pm and may extend to 7:00 pm.

Ms. Philippbar questioned the hours of operation for manufacturing. Ms. Harrah responded the intended hours are 5:00 am to 3:00 pm.

Ms. Day questioned if there were any residences immediately surrounding the property. Director Frantz responded that the closest residential area to the property is located on the north side of 303. Furthermore, Director Frantz stated that all manufacturing is to be done inside the building.

Mayor Wheeler mentioned that the property sits in front of the Village of Richfield service garage at 3921 Brecksville Road. Furthermore, Mayor Wheeler explained that depending on the weather, the service department operates 24 hours a day.

Ms. Day explained that her previous comment pertained to truck noise during early morning hours. Ms. Harrah responded that the only early morning service would be trash collection as all other deliveries to the facility would occur after 8:00 am.

MOTION: TO APPROVE CASE 06-2026 AS SUBMITTED
Moved by Mr. Holahan, seconded by Ms. Philippbar.
Upon roll call, motion passed unanimously.

Director Frantz discussed the next steps as the Pierogies of Cleveland team will engage a civil engineer and return to Planning Commission for final plan approval to include final architecture, landscaping, photometrics and civil plans.

5) Case No. 07-2026

Applicant: Melissa Zubricky/Grooming by Missy
Location: 4131 W. Streetsboro Road Suite F
Zoning District: CH-II Historic Commercial
Zoning Code: 1163.17(a)



The applicant is requesting to install a 1' x 13.5' (13.5 sq. ft.) wall sign on their tenant suite located at 4131 W. Streetsboro Road Suite F.

The applicant, Melissa Zubircky and Brian Becker of Becker Signs were present.

Director Frantz introduced the case and brought attention to the location of the property. Director Frantz explained that the applicant is seeking approval for not only a wall sign, but additionally a tenant plaque to be installed on the existing ground sign.

Director Frantz brought attention to the previously submitted plans.

FRONT ELEVATION WALL SIGN
SCALE: 3/4"=1'-0"
16 SQ. FT.

DESCRIPTION
The letters on the face of the building are Gemini 10" Formed Plastic 2030 Green. Stud Mounted to the Fascia with aluminum studs and silicon adhesive.

BUILDING FASCIA
STUD MOUNTING PLUS SILICON ADHESIVE
SIDE VIEW
SCALE: 3/4"=1'-0"

25 FT FRONTAGE

WEST STREETSBORO ROAD
SIGN LOCATION

EXISTING MONUMENT **GROOMING MONUMENT**

BECKER SIGNS
WE'LL GET YOU NOTICED
330.659.4504 | BECKERSIGNS.COM

PROJECT: GROOMING BY MISSY FRONT SIGN LETTERING
4131 W. STREETSBORO RD., STEELWOOD, OH
SPECIFICATIONS: 13.5" H X 13.5" W
03 11/25

BECKER SIGNS, INC.
6841 CHATEAUNEUF BOULEVARD, #9
HOUSTON, OH 44236
330.659.4504
BECKERSIGNS.COM

Mr. Brian Becker stated that the construction material of the sign remains constant with the building with the only different aspect being the font.

MOTION: TO APPROVE CASE 07-2026 AS SUBMITTED
Moved by Mr. Holahan, seconded by Ms. Moran.
Upon roll call, motion passed unanimously.



6) Case No. 08-2026

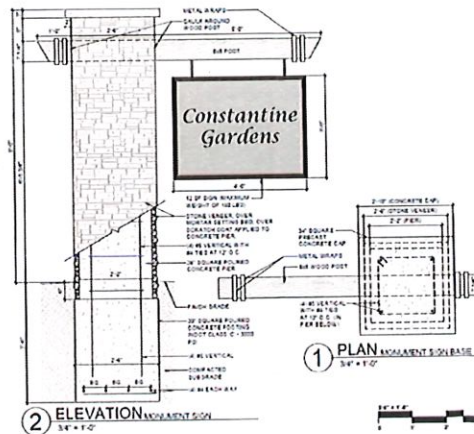
Applicant: Petros Development Group
Location: 2500 Brecksville Road
Zoning District: R-4 Multi-Family Residential
Zoning Code: 1163.15(a) & (b)

The applicant is requesting to install a 3' x 4' (12 sq. ft.) ground sign on the property located at 2500 Brecksville Road.

The applicant, Steven Geisler of Petros Development Group was present.

Director Frantz introduced the case and brought attention to the location of Constantine Gardens. Moreover, Director Frantz explained that the applicant is requesting approval to install a 3' x 4' (12 sq. ft.) ground sign.

Director Frantz brought attention to the previously submitted site plan and renderings.





Ms. Day questioned if there would be any lighting. Mr. Steven Geisler responded there is an uplight to be proposed for the sign which was included within the submittal packet.

Director Frantz stated that the lighting document in reference was not included within the submittal and therefore recommends approval subject to dark sky compliant lighting.

Ms. Philipbar questioned the color of the sign. Mr. Geisler responded that the sign will be darker in color with lighter colored writing and the stonework will match the approved stone to be used on the buildings.

Ms. Moran asked where the sign would be located. Mr. Geisler responded the sign would be placed on the right side of the entrance road.

Director Frantz stated that the sign would be compliant with the required setbacks. Director Frantz brought attention to Section 1163.15(a) which sets forth the standards for ground signs and Section 1163.15(b) which provides the commission with the right to approve the location of the ground sign less than the required setback distance provided that the sign is reviewed internally for sight distance issues.

MOTION: TO APPROVE CASE 08-2026 SUBJECT TO APPROVAL BY THE VILLAGE TEAM FOR THE LOCATION OF THE SIGN AND LIGHTING.

Moved by Mr. Holahan, seconded by Ms. Ready.

Upon roll call, motion passed unanimously.

7) Case No. 09-2026

Applicant: Andrea Rykalla
Location: 4591 W. Streetsboro Road
Zoning District: CH-I Historic Commercial
Zoning Code: 1145 & 1181.29

The applicant is requesting approval for exterior façade modifications to an existing building located at 4591 W. Streetsboro Road.

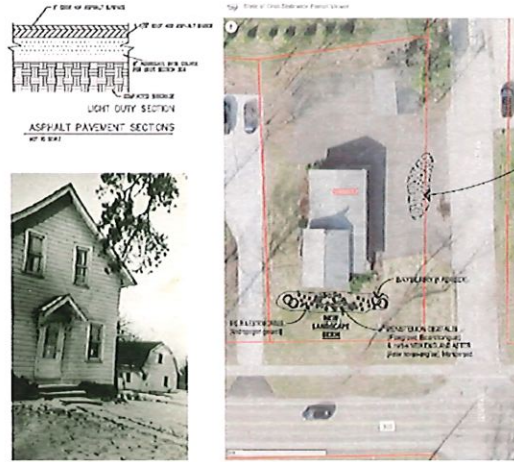
The applicants Andrea and Ida Rykalla were present.

Director Frantz introduced the case and the location of the site. Director Frantz discussed the tenant history and previous use of the property. Furthermore, pursuant to Section 1181.29 and 1145 of the Zoning Code the applicant is requesting approval for exterior façade modifications to the existing building.

Director Frantz brought attention to the previously provided schematic site plan as new landscaping and paving to resolve the ponding at the drive apron is being requested.



SCHEMATIC DESIGN AND DESIGN DEVELOPMENT SKETCHES



HISTORIC PHOTO

Preliminary SITE VIEW



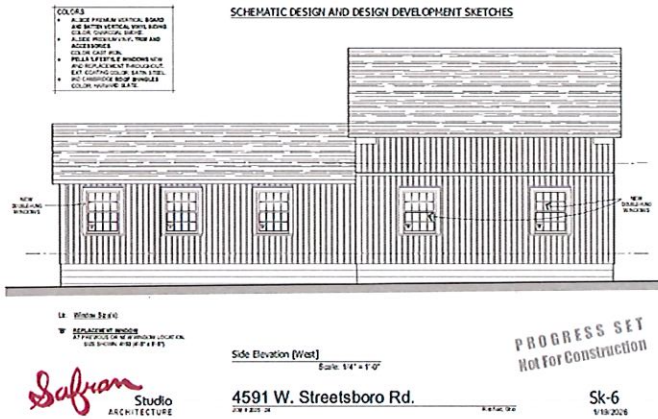
PROGRESS SET
Not For Construction

PROPOSED:
FACADE RENOVATION
4591 W. STREETSBORO RD.
RICHFIELD, OHIO



DATE: 02/25/24
SHEET: 2025 - 24
SHEETS: Sha View & Hst. photo
SCALE: ---
Sk-3

Director Frantz brought attention to the previously submitted architectural elevations.



Safraan Studio ARCHITECTURE

Side Elevation (West)
Scale: 1/4" = 1'-0"
4591 W. Streetsboro Rd.
RICHFIELD, OHIO 44286
DATE: 1/19/2024
Sk-6

PROGRESS SET
Not For Construction



Safraan Studio ARCHITECTURE

Front Elevation (South)
Scale: 1/4" = 1'-0"
4591 W. Streetsboro Rd.
RICHFIELD, OHIO 44286
DATE: 1/19/2024
Sk-5d

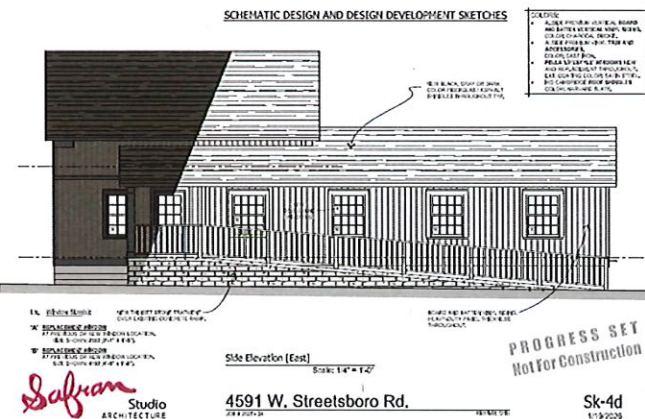
PROGRESS SET
Not For Construction



Safraan Studio ARCHITECTURE

Rear Elevation (North)
Scale: 1/4" = 1'-0"
4591 W. Streetsboro Rd.
RICHFIELD, OHIO 44286
DATE: 1/19/2024
Sk-7

PROGRESS SET
Not For Construction



Safraan Studio ARCHITECTURE

Side Elevation (East)
Scale: 1/4" = 1'-0"
4591 W. Streetsboro Rd.
RICHFIELD, OHIO 44286
DATE: 1/19/2024
Sk-4d

PROGRESS SET
Not For Construction



Director Frantz explained that the applicant is proposing new board and batten vertical vinyl siding which will adhere to the Code standards of .46-inch thickness. Additionally, the applicant is proposing new windows which existing architectural concerns have been addressed. Director Frantz mentioned that the applicant may make modifications to the existing garage, but as the Code reads garages are not historically significant. Moreover, recommended approval subject to addressing the outstanding comments of the Village Architect.

Village Architect, Scott Wallenhorst, referenced personal architectural review comments previously provided to the applicant.

MEMORANDUM

To: Mr. Brian M. Frantz, AICP

From: Scott D. Wallenhorst, NCARB

Subject: 4591 W. Streetsboro Road Façade Renovations

Date: January 31, 2026

HDG has reviewed the proposed information from Safran Studio Architecture dated January 19, 2026.

The property is located at 4591 W. Streetsboro Road and in the CHI Historic Commercial. The proposed project is a façade renovation to the existing structure.

We offer the following comments in regard to the project:

- Vinyl siding must be a minimum thickness of .046 or greater.
- While the board and batten siding adds a nice look to the building, the photo of the existing structure appeared to be a shake material/pattern
- The rear elevation (North) upper window should match the remainder of the windows on the structure with mullions and muntin's.
- What will the trim color be around the windows and doors?
- The current structure's front elevation appears to have a vent toward the top; will this be removed as part of the renovation?
- The same detailing used on the front elevation at the roof line & cornice returns should be used on all elevations.
- The inset stone treatment does not provide any colors.
- What is the material and color of the ramp railing. Is this existing to remain?
- The East & West elevation windows should match the proportions of the windows on the front of the building given the visibility from the side street (East elevation).
- Once the existing vegetation is removed around the structure, will any mechanical equipment be visible to the public? If so, screening will be required for such equipment.

Recommendation:

At this time, we are recommending a conditional approval with the outstanding items listed above being reviewed by myself and the administration so long as the board and Village agree to this approach.

Should you have any questions, please feel free to reach out.

Thank you.

Scott D. Wallenhorst, NCARB

Mr. Wallenhorst explained that the applicant has since provided resolution to the comment pertaining to the vinyl siding thickness and window sizing.

Ms. Andrea Rykalla asked for clarification as to why the window sizes should be adjusted. **Mr. Wallenhorst** responded that due to adding windows to the side elevation the windows should match the existing and the new windows should likewise tie to the existing.

Ms. Rykalla stated the reason for wider windows was to allow more natural light into the space, but now understands the architectural comment pertaining to the windows. **Mr. Wallenhorst** stated that taller windows would provide more natural light and proportionally to the rest of the building look aesthetically better.



Mr. Wallenhorst stated that the original photo of the home appears to be shake material/pattern but is not opposed to board and batten siding as it would be a welcome change. **Mr. Wallenhorst** commented that the new band which separates the first floor from the second floor should align on all elevations as proposed on the rear elevation.

Ms. Day questioned the intend use of the building. **Ms. Rykalla** responded that they intend to fix up the building and list the property for sale in the future. Furthermore, **Ms. Rykalla** stated that they have no plans for the building yet.

Ms. Philipbar questioned if the building was being renovated for commercial or residential use. **Ms. Rykalla** responded that they are only renovating the exterior of the building at this time.

Director Frantz commented that the applicant intends to renovate the exterior of the property currently which is located within the Historic Commercial district and permits residential or commercial use of the building.

Mayor Wheeler commented that the applicant must adhere to the Historic District overlay section of the Code.

Mr. Holahan questioned the dark shading on the diagram. **Ms. Rykalla** responded the dark shading represents the ideas for colors such as a black roof, white trim and charcoal grey siding.

MOTION: TO APPROVE CASE 09-2026 SUBJECT TO REVIEW OF THE ARCHITECTS COMMENTS AND THE VILALGE TEAM.

Moved by Mr. Holahan, seconded by Ms. Ready.

Upon roll call, motion passed unanimously.

Ms. Philipbar asked if there would be exterior lighting. **Ms. Rykalla** responded that there is currently no exterior lighting, but they will be proposing exterior lighting. **Director Frantz** mentioned that the applicant is proposing sconces on the building that will be dark sky compliant.

8) Case No. 10-2026

Applicant:	Village of Richfield
Location:	N/A
Zoning District:	N/A
Zoning Code:	N/A

Village Council is proposing an amendment to the Planning and Zoning Code to address vehicle fuel stations in the C-2 General Business District. This referral of Resolution 9-2026 satisfies the requirements of Chapter 9.6 of the Village Charter.

Director Frantz discussed the history of the Code pertaining to gas stations and explained that gas stations have been re-termed to vehicle fuel stations. Moreover, a definition was created to place a limitation on having no more than



two gas stations within the Village. Director Frantz explained that a new definition for vehicle fuel station was never created to include hydrogen or electric fuel. Furthermore, if the number of vehicle fuel stations dropped below two the zoning district was never defined as to where the facilities may operate as the location should be within the C-2 General Business district.

Director Frantz explained that this amendment is a referral from Village council to Planning Commission as Resolution 9-2026 to address vehicle fuel stations in the C-2 General Business District as a conditionally permitted use. Moreover, Ordinance 20-2025 was the original ordinance signed last year and now vehicle fuel stations must be added into the current Code under the C-2 General Business District.

Director Frantz stated that the Village council has an ordinance pending which addresses the issue, however, since this is an amendment to the Planning and Zoning Code the formal process of an informational hearing must be followed. Director Frantz explained that he spoke with Ms. Day regarding the need to hold an informational hearing at the next Planning Commission Work session meeting as public attendance is expected to be benign. Furthermore, Director Frantz recommended proceeding forward with the informational hearing in two weeks and recommended council proceeding forward with the text amendment in the C-2 General Business District code section.

MOTION: TO SET THE INFORMATIONAL HEARING DATE FOR CASE NO. 10-2026 AS FEBRUARY 24, 2026.

Moved by Mr. Holahan, seconded by Ms. Ready.

Upon roll call, motion passed unanimously.

APPROVAL OF 01/13/26 MINUTES:

MOTION: TO APPROVE THE 01/13/26 MINUTES AS AMENDED.

Moved by Mr. Holahan, seconded by Ms. Ready.

Upon roll call, motion passed unanimously.

MAYOR'S REPORT: Mayor Wheeler submitted the following written report:

Mayors Report to Planning and Zoning 02 09 2026

Good evening, all,

Council approved my appointment of Frank Aiello as a part-time fire-medec after the Chief reads his Bio.

Summer camp is open and is full for all 8 weeks.

We received \$9,000 last year from the USTA for equipment, some of which we used to buy benches. We received another \$2,500 this year for a gate lock on the tennis courts. We will take \$5,000 from the grant we received last year to purchase 2 more locks so we will have smart locks on all 3 gates. All done without costing the Village a dime.



The Akron Summit Age Friendly Coordinating Council met on January 20th to review our progress in 2025. Many goals were accomplished which included Leadership Akron NEXT, older adult volunteer program for after retirement as well as Partner with seniors who are already volunteers to help with documentation, volunteering opportunities through the Age Friendly Council organizations

Legislative updates:

The city of Akron's plan to demolish the former Firestone Plant #1 was stopped in its tracks, a new round of community conversations is starting this week to consider strategies to save — at the very least — the most recognizable feature of the Rubber City industrial landmark which is the clock tower.

Sen. Tom Patton, R-Strongsville, has introduced a bill that would require voter approval of the installation of cameras that detect traffic violations. He calls the use of such cameras a "quick cash grab" and "invasive."

U.S. Rep. Jim Jordan and U.S. Sen. Bernie Moreno are urging the U.S. Supreme Court to uphold President Donald Trump's executive order that would end birthright citizenship for children born in the United States to parents without permanent legal status

Ohio lawmakers are considering legislation that would require daily recess for students in kindergarten through eighth grade, guaranteeing time for physical activity during the school day.

House Bill 304, would mandate 30 minutes of recess in the morning and 30 minutes in the afternoon for K-8 students in public schools, community schools, STEM schools and college-preparatory boarding schools.

This will end my report unless you have additional questions.

COUNCIL REPORT: Council Person Philippar submitted the following written report:

January 20, 2026

-The mayor swore in Adriana Corona as a new FT dispatcher. The Fire Chief reported that the new ambulance should be completed by the end of March.

-We passed a resolution related to appropriating expenditures.

-We passed legislation authorizing the purchase of a mulcher head and a power tractor for the services department and a replacement generator for the Police Dept. building.

February 3, 2026

-We passed legislation accepting Ohio Plan Risk Management to cover property and casualty insurance coverage for Village employees.

-We passed referral legislation to the Planning Commission related to an error correction for conditionally allowing fueling stations in the C2 general business district.



-We passed legislation to allow the mayor and finance director to go out for bid on the south Wheatley Rd extension improvement project and the Grant Street public parking lot.

-We passed legislation ratifying the LPA project agreement with the State of Ohio for the reimbursement of costs associated with the resurfacing of Brecksville Rd from the I-271 ramp to just south of Rt. 303.

-We passed an ordinance authorizing the acceptance of a NOPEC grant for \$10,420.

-We discussed the possibility of offering a snowplow program of some sort to low income seniors in the Village. Carol Cambell and the mayor will be exploring the possibilities with the Senior Center.

DIRECTOR OF PLANNING AND ZONING REPORT: Director Frantz reported on the following:

- Continue to work with Dunkin' Donuts on the final development agreement and purchase and sale agreement as the Village conducted a deal with Inspire Brands who is purchasing a little less than one acre on the South side of Wheatley Road;
- Planning and Zoning Department continues to work on the project internally as Dunkin' Donuts intends to be fully operational by the late fall;
- South Wheatley Road property contains fair amount of wetlands, streams and natural features;
- Village council and Mayor continue to financially support the project as the intent is to make money back through the acquisition of the properties, sale of properties and income tax generated;
- Important to continue to work on the use permissions through the Zoning Code update project with the consultant to ensure the right composition of uses are permitted on the south side of Wheatley Road;
- The next Planning commission Work Session meeting will be held on February 24th, 2026 at 6:00 p.m.;
- The South Wheatley Road extension improvement project and the Grant Street public parking lot project will go out for bid as they were recommended by mayor and approved by council;
- Will attempt to make disruption as minimal as possible within the center of town for existing businesses and organization;
- February 17th, 2026, will be the next council meeting which will include the extension of the Carter Pedigo trail final draft plans with Rob Morgan presenting;
- Will be working with AMVETS to draft a memorandum of understanding as it relates to their existing site access as it will be reworked through the sale of the Village property to Dunkin' Donuts;
- Have been working through the initial payments to Pulte as a Tax Increment Financing incentive district which was the final piece of the puzzle as it relates to the Briarwood Development;
- The Village has begun to make payments to Pulte pursuant to the development agreement;
- Discovered upon review with the first requested payments as the Payment in Lieu of Taxes (PILOTS) amounts sectioned off by activity are inaccurate;
- In the process of amending the development agreement with the Village Law Director to reflect the necessary changes so payments may be made;
- The first two payment requests from Pulte bring the Village debt obligation from \$2,621,109 total to \$1,739,109;



- The third payment is expected to be in the range of \$600,000 to \$800,000 which will lower the total debt owed to likely be under \$1,000,000 which is ahead of anticipated schedule;
- If trends continue, pursuant to the development agreement Pulte is expected to be fully reimbursed by the end of 2027 and then the Payment in Lieu of Taxes (PILOTS) will remain with the Village;
- PILOTS will be used within the TIF incentive district and for the pump station on the north end of town in need of replacement; and
- The two additional projects within the TIF incentive district are to fix the sewer lines in the existing Briarwood development and the installation of a gravity sewer line from 303 and Brecksville Road east to the pump station that sits on the north end of 303.

Mr. Holahan questioned if this would be a second sewer line. Director Frantz responded correct, the sewer line will run along 303/Brecksville Road to the pump station by the I-77 overpass to serve the properties, which including the commercial businesses along 303 within the TIF incentive district.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.

ADJOURNMENT: A motion was made by Mr. Holahan to adjourn the meeting. All members were in favor. Meeting adjourned at 8:17 pm.

The following Minutes are not transcribed verbatim. This meeting has been digitally recorded in its entirety and is available in the Planning and Zoning office.

Respectfully submitted,

Lauren Fioritto, Clerk
Planning and Zoning Commission

Approved,

Ms. Monica Day, Chair
Planning and Zoning Commission