

**CITY OF BROADVIEW HEIGHTS
PLANNING COMMISSION
AGENDA**

DATE: July 09, 2014 (8:00 PM) (Caucus 7:15 PM)

CALL TO ORDER: John Tamer, Chairman Time: _____ PM

ROLL CALL:

PLANNING COMMISSION MEMBERS:

- ___ John Tamer (Chairman)
- ___ Todd Kinzer (Vice- Chairman)
- ___ Marie DeCapite
- ___ Rick Porter
- ___ Bill Ridgeway
- ___ Roy Stewart (Alternate)
- ___ (Alternate)
- ___ Jim Giomini (Council Representative)
- ___ Tom Pavlica (Council Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Eugene Esser (City Engineer)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Nancy Grattino (Building Dept. Secretary)

Additional CITY OFFICIALS Present:

- ___ Sam Alai (Mayor)
- ___ Robert Boldt (Council President)
- ___ Brian Wolf (City Council)
- ___ Jennifer Mahnic (City Council)
- ___ George Stelmashuk (City Council)
- ___ Glenn Goodwin (City Council)
- ___ David Schroedel (Economic Dev. Director)
- ___ Ray Mack (Service Director)
- ___ Vince Ruffa (Law Director)

CASE # 14-16: 785 E. ROYALTON RD. – PPN: 583-12-014 – PODIATRY HEALTH CARE OF OHIO – JEFFREY HALPERT, DPM – DAVID MARCHETTA, REPRESENTATIVE – NON-RESIDENTIAL DEVELOPMENT (CONTINUATION)

Applicant/Rep.: David Marchetta, Representative
4564 Daylesford Dr., Akron, Ohio 44333

Owner: Jeffrey Halpert, DPM – Podiatry Health Care of Ohio
Property Address: 785 E. Royalton Rd. PPN: 583-12-014

This Project is at the request of Mr. David Marchetta, representative for Jeffrey Halpert, DPM for site improvements and the development of a Podiatry Health care office at 785 East Royalton Road. This facility will be located in Special Planning District Zone B. (PPN 583-20-003). Preliminary Approval of this project was Tabled at the 6/25/14 Planning Commission Meeting at the request of the applicant.

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

**CASE # 14-19: 5901 ROYALTON RD. – UNIVERSITY HOSPITALS BROADVIEW HEIGHTS HEALTH CENTER –
– CRANDALL MILLER - UH – NON-RESIDENTIAL DEVELOPMENT**

Applicant/Rep.: Crandall Miller, University Hospitals
UH Management Service Center
3605 Warrensville Center Rd., Shaker Hts., OH 44122

Owner: University Hospitals
Property Address: 5901 Royalton Rd. PPN: 583-24-005

The Project under discussion is at the request of Mr. Crandall Miller of University Hospitals and the University Hospitals Broadview Heights Health Center for the development of an ambulatory health center and freestanding emergency department to be constructed at 5901 East Royalton Road on PPN 583-24-005.

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

**CASE # 14-23: 101 OAKES Rd. – INTERPRETATIONS DANCE ACADEMY – GROUND SIGN / LANDSCAPING
JOLENE MCPHERSON, OWNER – BECKER SIGNS**

Applicant: Jolene McPherson, Owner

Sign Contractor: Becker Signs
6381 Chittenden Rd. E9, Hudson, Ohio 44236

Property Address: 101 Oakes Rd. – Interpretations Dance Academy

This project under discussion is at the request of Jolene McPherson, owner of Interpretations Dance Academy to install a Ground Sign. The SPD Zone B Use is similar to a C-2 District and Sign Table 1328.07(2) appears to apply. The sign area is 24 sq. ft. and less than allowable. The height exceeds the allowable height of 5' by 1' and requires a variance. No hardship is demonstrated.

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 13-28: 5851 E. WALLINGS RD. – SLAVIC FULL GOSPEL CHURCH – MODIFY CONDITIONS – CHURCH PAVILION (CONTINUATION)

Applicant/Rep.: Roman Skalsky, Slavic Full Gospel Church

Property Address: 5851 E. Wallings Rd.
Broadview Hts., OH 44147

The Project under discussion is at the request of Roman Skalsky, representative for Slavic Full Gospel Church to construct a 40'x70' Open Pavilion. The Pavilion is an accessory use to the Church and could be approved contingent on Lot Consolidation Approval (Lot Consolidation was approved at the 6-25-14 Planning Commission Meeting).

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 14-20: 2151 WALLINGS RD. - PPN: 581-13-009 – ST. SAVA’S CHURCH – PETAR SLIVAR, PRESIDENT – REQUEST TO MODIFY CONDITIONS – CEMETERY EXPANSION

Applicant/Rep.: Petar Slivar, President

Owner: St. Sava Church
Property Address: 2151 Wallings Rd. – PPN: 581-13-009, 008, 020

The project under consideration is at the request of Mr. Peter Svilar of St. Sava Serbian Eastern Orthodox Church at 2151 W. Wallings Rd. for the expansion of an existing cemetery on PPN 581-13-009, 008, 020 adjacent to the church.

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

NEW BUSINESS: _____

OLD BUSINESS: _____

APPROVAL OF MINUTES: June 25, 2014

MOTION TO ADJOURN: _____

SECOND BY: _____

ADJOURNED AT: _____ PM