



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

December 4, 2020

Meeting on Wednesday, January 13, 2021 at 7:00 p.m. with Caucus starting at 6:30 p.m.

CALL TO ORDER: Kenneth Emling, Chairman Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- Kenneth Emling, Chairman
- Bill Ridgeway, Vice Chairman
- Brad Clifford
- Todd Kinzer
- Kristina Sorensen
- John Tamer (alternate)
- Don Taylor (alternate)

COUNCIL & CITY OFFICIAL MEMBERS

- Joe Mandato (Building Official)
- Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.)
- Gary Yelenosky, PE (City Engineer)
- Richard Pignatiello (Assistant Law Director)
- Jeff Hajek (Fire Chief)
- Joe Fleming (Assistant Fire Chief)
- Robert Boldt (Council Rep.)
- Tom Pavlica (Council Rep. Alternate)

Additional CITY OFFICIALS

- Sam Alai (Mayor)
- David Schroedel (Service Director)
- Vince Ruffa (Law Director)
- George Stelmaschuk (City Council)
- Glenn Goodwin (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)
- Joe Price (City Council)

CASE 2020-PC #07:

Site Address: 4310 Harris Rd
 PPN: 583-11-001
 Applicant: Triban Investment, LLC
 Owner(s): Harris Road Development Co., LLC

The matter under discussion is at the request of Triban Investments, LLC, representing Harris Road Development Co. LLC for the development of a **14 lot residential subdivision** on Harris Road on PPN 583-11-001. All 14 lots are buildable lots as platted and no variances will be needed. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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| Kenneth Emling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kristina Sorensen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bill Ridgeway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | John Tamer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | | |

CASE 2020-PC #11:

Site Address: 9427 Broadview Rd.
PPN: 583-26-032
Applicant: Laura Pacanin (Lava Spa)
Owner(s): Lava Holding Share LLC

The matter under discussion is at the request of Laura Pacanin of Lava Massage and Spa at 9427 Broadview Rd. **to construct a new 4235 sq. ft. building in SPDB.** This building will follow SPDB building requirements as specified in the Planning and Zoning Code. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | | |

CASE 2021-PC #01:

Address: 1929 E Royalton Rd
PPN: 583-14-006 & 583-14-012
Applicant: Graig Kluge of Buckingham, Doolittle & Burroughs LLC
Owner(s): Pines Real Estate Investment LLC / Pines Limited Partnership

The matter under discussion is at the request of Pines Real Estate Investment LLC to obtain a **Lot Split & Consolidation** of parcels 583-14-006 & 583-14-012 located on E Royalton Rd. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | | |

CASE 2021-PC #02:

Site Address: Vacant Land W Royalton Rd
PPN: 583-03-023
Applicant: Tami Thompson of MS Consultants / ALDI Inc
Owner(s): BH Xings LLC / Greg Modic

The matter under discussion is at the request of MS Consultants / Aldi to construct a **20,000 sq. ft. grocery store (Aldi)** at NE corner of Seneca Blvd & W Royalton Rd. **(Preliminary Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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| Brad Clifford | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Don Taylor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
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CASE 2021-PC #03:

Site Address: 9536 Broadview Rd
PPN: 584-19-020
Applicant: Fastsigns Of Broadview Hts. / Definitive Motorwerk
Owner(s): Vito Colonna

The matter under discussion is at the request of Fastsigns OF Broadview Hts. to obtain approval of a 184” x 36” **Wall Sign** located on parcel 584-19-020 on Broadview Rd. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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CASE 2021-PC #04:

Site Address: 9100 Marketplace
PPN: 583-16-005
Applicant: Nicole Harris / Highbrow Hair Studios
Owner(s): All Realty Ltd / Mia Salons

The matter under discussion is at the request of Nicole Harris of Highbrow Hair Studios to obtain a **Conditional Use** within Mia Salons for the purpose to perform permanent cosmetics (tattooing) and microblading. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No objections

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
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| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | | |

OLD BUSINESS:

Discusses ideas or changes to the City’s process for a project/development to get approval.

NEW BUSINESS:

None scheduled or suggested for tonight’s meeting but items can be brought up at the meeting.

COUNCIL NEWS/UPDATES:

None scheduled or suggested for tonight’s meeting but items can be brought up at the meeting.

APPROVAL OF MINUTES:

Meeting for December 9, 2020

ADJOURNED AT: _____ P.M.