



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 21, 2022

Meeting on Wednesday, January 26, 2022 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
- Kristina Sorensen

- Vacant
- John Tamer (alternate)
- Don Taylor (alternate)
- Meredith Davis (alternate)
- Andrea Staruch (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 2021-PC #18:

Site Address: 10474 Broadview Rd
PPN: 585-16-004
Applicant: Rob Morel / Morel Landscaping
Owner(s): Heywood Properties / Sam Petros

The matter under discussion is at the request of Rob Morel of Morel Landscaping for a modified use approval to run their corporate headquarters at 10474 Broadview Rd. This project will also require variances for side and rear setbacks of twenty-five feet (1276.06 require setbacks for a C-1 Business abutting residential is 50 feet with 25 feet of that being buffered with landscaping/mounding).
(Preliminary Approval)

Report by the Building Commissioner:

Report by the City Engineer: No objections. Stormwater will be reviewed prior to permit issuance.

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<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 2022-PC #01:

Site Address: 1350 E Royalton Rd
 PPN: 583-03-026
 Applicant: North Coast Sign and Lighting Services Inc
 Owner(s): Parcel 4A B Holding Co LLC / Brew Wall

The matter under discussion is at the request of Jim Briola of North Coast Sign and Lighting Services Inc, representing Fred LaShavio, of Brew Wall at 1350 E. Royalton Rd. for signage. The wall signs will require variance approvals for three wall signs. 1328.09(A) table only allows one wall sign per occupant. The signs also will require a 44.61 sq. ft. variance. 1328.09(A) allow maximum square footage of 1 sq. ft. per linear foot frontage which is 93 feet total and height variance for sign "C" of four foot 4 inches (4'4") 1328.09(A) maximum height for letters is three feet. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: No comment from Engineering.

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<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:

None scheduled or suggested for tonight's meeting.

NEW BUSINESS:

None scheduled or suggested for tonight's meeting.

COUNCIL NEWS/UPDATES:

None scheduled or suggested for tonight's meeting.

APPROVAL OF MINUTES:

ADJOURNED AT: _____ P.M.