



## CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION PUBLIC NOTICE

January 13, 2021

Planning Commission Meeting on Wednesday, January 27, 2021 at 7:00 p.m. with Caucus starting at 6:30 p.m.

Location: City of Broadview Heights  
City Hall, Council Chambers  
9543 Broadview Road, 2<sup>nd</sup> Floor,  
Broadview Heights, Ohio 44147

The following case(s) will be heard:

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### **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)**

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### **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)**

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### **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)**

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**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)**

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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)**

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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)**

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**CASE 2021-PC #05:**

Site Address: 3501 E Royalton Rd  
PPN: 583-18-014  
Applicant: Becker Signs Inc  
Owner(s): All Hellers Realty Co / Genie of Fairview

The matter under discussion is at the request of Becker Signs Inc to obtain approval of a 84" x 71" **Ground Sign** located on parcel 583-18-014 on E. Royalton Rd. **(Final Approval)**

Copies of the application and supportive materials are available for public viewing at the Building Department from the date of this notice until the date of the hearing. If you have any questions concerning this matter, please contact the Build Department at 440-526-6864.

This notification letter is the only written notification that will be sent out for this meeting. To receive notification and updates on the meeting we encourage you to sign up for **"Stay Informed"** on the City's website (<https://www.broadview-heights.org/149/Sign-Up>). In addition to the "Stay Informed" you can click the **"Public Meeting Notice"** or the City **calendar** for additional meeting information.