



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 22, 2021

Meeting on Wednesday, January 27, 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

- | | |
|---|---|
| <input type="checkbox"/> Kenneth Emling, Chairman | <input type="checkbox"/> Kristina Sorensen |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> John Tamer (alternate) |
| <input type="checkbox"/> Brad Clifford | <input type="checkbox"/> Don Taylor (alternate) |
| <input type="checkbox"/> Todd Kinzer | |

COUNCIL & CITY OFFICIAL MEMBERS

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

Additional CITY OFFICIALS

- | | |
|---|---|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Glenn Goodwin (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director) | <input type="checkbox"/> Brian Wolf (City Council) |
| <input type="checkbox"/> Vince Ruffa (Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council) |
| <input type="checkbox"/> George Stelmaschuk (City Council) | <input type="checkbox"/> 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>
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"/>
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"/>				
<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>
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"/>
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"/>				
<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>
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"/>
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"/>				
<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>
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"/>
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"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED				

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>
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"/>
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"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED				

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>
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"/>
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"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED				

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 to obtain approval of an 84” x 71” 41 sq. ft. **Ground Sign** located on parcel 583-18-014 on E Royalton Rd. **(Final Approval)**

Report by the Building Commissioner: The Building Department recommends installation of the sign after the completion of the multiuse path on Route 82 (spring).

Report by the City Engineer: The Engineering Department recommends installation of the sign after the completion of the multiuse path on Route 82 (spring).

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"/>	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"/>
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"/>				
<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:

Meeting for December 9, 2020

ADJOURNED AT: _____ P.M.