



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

February 6, 2026

Meeting on Wednesday, February 11, 2026 at 7:00 p.m. with Caucus starting at 6:45 p.m.

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

ROLL CALL:

PC MEMBERS

- | | |
|--|---|
| <input type="checkbox"/> Kenneth Emling, Chairman | <input type="checkbox"/> Patrick O'Malia |
| <input type="checkbox"/> Meredith Davis, Vice Chairman | <input type="checkbox"/> John Tamer (alternate) |
| <input type="checkbox"/> Brian Culley | <input type="checkbox"/> Vacant (alternate) |
| <input type="checkbox"/> William Butterfield | |

COUNCIL & CITY OFFICIAL MEMBERS

- | | |
|--|--|
| <input type="checkbox"/> Joe Mandato (Building Official) | <input type="checkbox"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Gina Zdanowicz (BZA/PC/Building Dept. Admin. Assist.) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Ethan Neff (City Engineer) | <input type="checkbox"/> Robert Boldt (Council Rep.) |
| | <input type="checkbox"/> Brian Wolf (Council Rep. Alternate) |

Additional CITY OFFICIALS

- | | |
|---|---|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Brian Dunlap (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director) | <input type="checkbox"/> Glenn Goodwin (City Council) |
| <input type="checkbox"/> Vince Ruffa (Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council) |
| <input type="checkbox"/> Joe Grandinetti (Assistant Law Director) | <input type="checkbox"/> Joe Price (City Council) |
| <input type="checkbox"/> Dean DePiero (Assistant Law Director) | <input type="checkbox"/> Tom Pavlica (City Council) |

PC CASE #2026-03

Site Address: 9400 Broadview Road

PPN: 583-04-010

Applicant: Fastsigns of Broadview Heights for Morel Landscaping

Owner(s): Whispering Willows Properties LLC.

The matter under discussion is at the request of Fastsigns of Broadview Heights for Morel Landscaping for a 35 sq. ft. monument sign (external illumination in future). **(Final Approval)**

Report by the Building Commissioner: No Comment.

Report by the City Engineer: No Comment.

PRESENTATION BY OWNER/APPLICANT

PUBLIC COMMENTS

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"/>	Patrick O'Malia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer (Alt)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Culley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Butterfield	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED DENIED POSTPONED TABLED

OLD BUSINESS

NEW BUSINESS

COUNCIL NEWS/UPDATES

APPROVAL OF MINUTES - Meeting Minutes of January 28, 2026

MEETING ADJOURNED AT _____ P.M.