



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

February 7, 2020

Meeting on Wednesday, February 12, 2020 at 7:00 p.m. with Caucus starting at 6:30 p.m.

CALL TO ORDER: Rick Porter, Chairman

Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- | | |
|---|--|
| <input type="checkbox"/> Rick Porter, Chairman | <input type="checkbox"/> Robert Boldt (Council Rep.) |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate) |
| <input type="checkbox"/> Todd Kinzer | <input type="checkbox"/> Joe Mandato (Building Official) |
| <input type="checkbox"/> Kenneth Emling | <input type="checkbox"/> Gary Yelenosky, PE (City Engineer) |
| <input type="checkbox"/> Roy Stewart | <input type="checkbox"/> Richard Pignatiello (Assistant Law Director) |
| <input type="checkbox"/> Don Taylor (alternate) | <input type="checkbox"/> Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.) |
| <input type="checkbox"/> John Tamer (alternate) | |

Additional CITY OFFICIALS present

- | | |
|--|---|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Kristina Sorensen (Economic Development Coordinator) |
| <input type="checkbox"/> George Stelmaschuk (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"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Joe Price (City Council) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Glenn Goodwin (City Council) | |

CASE 2020-PC #04:

Site Address: 407 & 587 E. Royalton Rd
PPN: 583-12-016 & 583-12-019
Applicant: SRAB, LLC
Owner(s): SRAB, LLC

- o The matter under discussion is at the request of SRAB LLC of 407 & 587 East Royalton Rd. to consolidate parcels 583-12-016 and 583-12-019. Note: Parcel 583-12-016 is in SPDA and 583-12-019 is in SPDB. Both parcels, if consolidated, must be used according to zoning classifications.

Report by the Building Commissioner: Parcel 583-12-016 is in SPDA and 583-12-019 is in SPDB. Both parcels, if consolidated, must be used according to their individual zoning classifications. Also to change any zoning classification, must go to council and be placed on a ballot for vote.

Report by the City Engineer:

- 1)The plat need signature blocks for the City Engineer and Building Commissioner

- 2) Under approvals change "Clerk of Planning Commission" to "Chairman of Planning Commission", add a signature line for "Secretary of Planning Commission"
- 3) Change "Clerk of Council" to "Council President"
- 4) Planning Commission should be aware that the newly created parcel "Parcel C" will be comprised of both Special Planning District A & B.
- 5) The newly created lots meet minimum frontage and area requirements.

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>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	
Bill Ridgeway	<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"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<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 2019-PC #05:

Site Address: 4225 Harris Rd
 PPN: 582-26-002 & 582-26-035
 Applicant: Jeffrey Sopko
 Owner(s): Jeffrey Sopko

- o The matter under discussion is at the request of Jeffery J. Sopko of 4225 Harris Rd. to consolidate parcels 582-26-002 and a portion of 582-26-035. Note: This is just a partial area at the rear of parcel 528-26-035 (.0775 acres)

Report by the Building Commissioner: No objects to the request.

Report by the City Engineer: No objections to the lot split/consolidation.

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>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	
Bill Ridgeway	<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"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<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 2019-PC #42:

Site Address: 4774 E. Royalton Rd.
 PPN: 583-20-001
 Applicant: Property Acquisitions, LLC (Robert Abramovich)
 Owner(s): RFJT Limited Partnership

- o The matter under discussion is at the request of the above applicant for final approval of the proposed Commercial Medical/Office Development at 4774 E. Royalton Rd.

Report by the Building Official: No objects to the request.

Report by the City Engineer: No objects to the request.

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>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	
Bill Ridgeway	<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"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<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				

Guest Speaker:

The Cuyahoga County Planning Commissions members to speak about the Broadview Heights Master Plan.

NEW BUSINESS:

OLD BUSINESS:

APPROVAL OF MINUTES:

January 22, 2020

ADJOURNED AT: _____ P.M.