



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

February 18, 2022

Meeting on Wednesday, February 23, 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)

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## **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)

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## **Additional CITY OFFICIALS**

- Sam Alai (Mayor)
- David Schroedel (Service Director)
- Vince Ruffa (Law Director)
- Joe Grandinetti (Assistant Law Director)
- Dean DePiero (Assistant Law Director)
- George Stelmaschuk (City Council)
- Glenn Goodwin (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)
- Joe Price (City Council)

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## **CASE 2021-PC #17:**

Site Address: 7944 Broadview Rd (Vacant Land)  
PPN: 581-06-027, 581-06-028, 581-06-029  
Applicant: LS Architects Inc/ Leon Sampat  
Owner(s): 7944 Broadview LLC

The matter under discussion is at the request of Leon Sampat representing Dr. Olteanu to construct a 4,595 sq. ft. new building at 7944 Broadview Rd. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: The Engineering Department has no objections to the proposed office building. The proposed office building is situated on a 1.45 Acre site of which .95 Acres will be developed. Water quality will not be required since the disturbed area is less than 1 Acre. The site has been designed to meet City of Broadview Heights Codified Ordinance 1334.41 and 1286.06 and will contain both above ground and underground detention. The proposed office building is not located within any flood zones and the site does not contain any wetlands. The site is fully

accessible around the south and west side of the building for emergency vehicles and meets the parking requirements per City of Broadview Heights Codified Ordinance (23 parking spots required, 31 spots provided).

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"/>	John Tamer	<input type="checkbox"/>	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Andrea Staruch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED       DENIED       POSTPONED       TABLED

**CASE #2021-PC #13:**

Site Address: Vacant Land 1 Eagle Valley Court  
PPN: 583-24-001  
Applicant: Tom Ferry and Mark Krusinski  
Owner(s): Krusinski & Associates LLC-One Eagle Valley, LLC

The matter under discussion is at the request of Tom Ferry and Mark Krusinski at 1 Eagle Valley Ct. to construct a 10,500 sq. ft. new building at 1 Eagle Valley Ct. to house Creative Movement Center and Main Street Play & Café. This project fits our zoning and no variances will be needed. Requesting to be placed on Planning Commission agenda. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: The Engineering Department has no objections to the proposed dance studio. The proposed Creative Movement Center is situated on a ~12 Acre site of which 1.6 acres will be used for the new Dance Studio. The site will utilize a traditional Stormwater detention basin and has been designed to meet City of Broadview Heights Codified Ordinance 1334.41 and 1286.06. In addition, the detention basin has been designed with an orifice and complies with water quality requirements as outlined in Ohio EPA Permit No. OHC000005. The Stormwater basin is designed to discharge into the Chippewa Creek. Per Chapter 1334.12 the riparian setback for this development is 75'. The proposed Dance Studio and parking lot encroach slightly into the riparian setback however they remain out of the embankment and should not have an impact on water quality. The building and parking lot are adjacent to a Zone "A" or a special flood hazard area however they are not within the area and are not subjected to the 100-year flood. There are no wetlands on site and most of the area is flat with grass. The proposed building is less than 12,000 sq. ft. and does not require a sprinkler system per the Building Code. Since a sprinkler system will not be installed fire access is required within certain setbacks of the building. Therefore, a fire access/truck turnaround is provided with an automatic gate. The dimensions and gate style will be verified and must conform to the City's code prior to the issuance of a site/building permit. The parking requirements per Schedule 1284.05 are 49 and the development is providing 45 new spaces including 2 ADA spaces. The additional spots will be provided from the existing parking lot which contains 178 spaces (including 6 ADA spaces).

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"/>	John Tamer	<input type="checkbox"/>	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Andrea Staruch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED       DENIED       POSTPONED       TABLED

**CASE 2022-PC #05:**

Site Address: 672 E Royalton Rd  
PPN: 583-26-042  
Applicant: Brilliant Electric Sign Company  
Owner(s): 672 Properties LLC  
Tenant(s): IMEG Corp

The matter under discussion is at the request of Bob Kunzen of Brilliant Electric Sign Company, representing IMEG Corp at 672 E. Royalton Rd. for vinyl wall signage. **(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"/>	John Tamer	<input type="checkbox"/>	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Andrea Staruch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED       DENIED       POSTPONED       TABLED

**CASE 2022-PC #06:**

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 vinyl wall signage. **(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"/>	John Tamer	<input type="checkbox"/>	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kristina Sorensen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Andrea Staruch	<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:**

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:**

**January 26, 2022**

ADJOURNED AT: \_\_\_\_\_ P.M.