



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

March 18, 2022

Meeting on Wednesday, March 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

- | | |
|---|---|
| <input type="checkbox"/> Kenneth Emling, Chairman | <input type="checkbox"/> Vacant |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> John Tamer (alternate) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Don Taylor (alternate) |
| <input type="checkbox"/> Kristina Sorensen | <input type="checkbox"/> Meredith Davis (alternate) |
| | <input type="checkbox"/> Andrea Staruch (alternate) |

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"/> George Stelmaschuk (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"/> Brian Wolf (City Council) |
| <input type="checkbox"/> Joe Grandinetti (Assistant Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council) |
| <input type="checkbox"/> Dean DePiero (Assistant Law Director) | <input type="checkbox"/> Joe Price (City Council) |

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 to house Creative Movement Center and Main Street Play & Café. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: No additional comments

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"/>
Vacant	<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 #08:

Site Address: 7257 Boulderwood Dr.
PPN: 582-21-084
Applicant: Todd Folder
Owner(s): Charles Houk, Trustee

The matter under discussion is at the request of Todd Folder to construct a cul-de-sac and extend Boulderwood Dr. on vacant land located at 7257 Boulderwood Dr. The cul-de-sac has been designed in accordance with the City standards and will allow safety forces to safely access and turnaround per Appendix IV. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: No objections to the addition of the cul-de-sac extension on Boulderwood Drive. The cul-de-sac has been designed in accordance with City Standards and will allow safety forces to safely access and turnaround. Sidewalks will be required connecting with current walks on Boulderwood Drive. The cul-de-sac extension will be fully dedicated and receive all of the City services. Once dedicated the cul-de-sac will become the responsibility of the City. The cul-de-sac extension will allow Parcel B-1 to conform to all of the City’s Building Code 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>
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 #09:

Site Address: 1500 W Royalton Rd
PPN: 582-03-025

Applicant: Michael Holsman / Apex Pinnacle Services LLC
Owner(s): ALDI Inc (OHIO)

The matter under discussion is at the request of Michael Holsman of Apex Pinnacle Services LLC representing Aldi Inc to construct a monument and two wall signs. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: No Comments

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.