



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

April 9, 2021

Meeting on Wednesday, April 14, 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

- Kenneth Emling, Chairman
- Bill Ridgeway, Vice Chairman
- Brad Clifford
- Todd Kinzer
- Kristina Sorensen
- John Tamer (alternate)
- Don Taylor (alternate)

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)

Additional CITY OFFICIALS

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

CASE 2021-PC #02:

Site Address: Vacant Land W Royalton Rd
 PPN: 583-03-023
 Applicant: 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. **(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 #08:

Site Address: 8075 Town Center Dr.
 PPN: 583-26-074
 Applicant: Premier Development Partners, LLC / Jerry Grusewski
 Owner(s): JPMS Property Two LLC

The matter under discussion is at the request of Premier Development Partners, LLC to construct a two story 42,340 sq. ft. multi-tenant office building adjacent to the current building on parcel 583-26-074. **(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 #09:

Site Address: 4001 Towpath Rd, Suite A
 PPN: 585-17-012
 Applicant: Fastsigns of Broadview Heights
 Owner(s): Zaremba Management Co
 Tenant(s): Terry & Janice DeLap / Broadview Brewery

The matter under discussion is at the request of Fastsigns of Broadview Heights to obtain to obtain approval of a 223” x 27” 41 sq. ft. **Wall Sign** located on parcel 585-17-012 on Towpath 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 #10:

Site Address: 8130 Broadview Rd
 PPN: 581-16-008
 Applicant: Fastsigns of Broadview Heights
 Owner(s): Joann DiMassa
 Tenant(s): Igor Djurin / Schnitzel Haus Bistro

The matter under discussion is at the request of Fastsigns of Broadview Heights to obtain to obtain approval of a 145” x 31” 31 sq. ft. **Wall Sign** located on parcel 581-16-008 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				

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:

March 24.2021

ADJOURNED AT: _____ P.M.