



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

May 6, 2022

Meeting on Wednesday, May 11, 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
- Vacant
- Kristina Sorensen
- Vacant
- John Tamer (alternate)
- Don Taylor (alternate)
- Meredith Davis (alternate)
- Andrea Staruch (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)
- 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)

CASE 2022-PC #11:

Site Address: Vacant Land Broadview Rd
 PPN: 583-04-030
 Applicant: Piedmont Companies Inc
 Owner(s): Petros, Sam & Dav Properties II, Ltd

The matter under discussion is at the request of Guy Long of Piedmont Companies, Inc. to construct a new retail building at 583-04-030, 12,600 square foot retail facility with 7,000 square foot of that space for processing of donations on a 3.12-acre site. This needs conditional approval per 1283.04(A)(3)(b) All Retail sales is a conditional use that needs to be granted by Planning Commission (**Preliminary Approval**)

Report by the Building Commissioner:

Report by the City Engineer:

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 #12:

Site Address: Vacant Land Edgerton Rd
PPN: 585-06-021
Applicant: Mike Orley
Owner(s): Boulder Homes Inc

The matter under discussion is at the request of Mike Orley representing Boulder Homes to do a lot split of parcel 585-06-021. **(Preliminary Approval)**

Report by the Building Commissioner:

Report by the City Engineer:

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 #13:

Site Address: Vacant Land Broadview & Boston Rd
PPN: 585-23-002
Applicant: The MacIntosh Land Company, Limited Partnership
Owner(s): Zaremba Management Company

The matter under discussion is at the request of Sam Petros representing The MacIntosh Land Company, Limited Partnership and Zaremba Management Company to rezone the vacant land located on the northeast corner of Broadview & Boston Rd from C-2 commercial to B-1 cluster housing. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer:

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

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:

None

ADJOURNED AT: _____ P.M.