



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

September 17, 2021

Meeting on Wednesday, September 22, 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
- Kristina Sorensen
- John Tamer (alternate)
- Don Taylor (alternate)
- Meredith Davis (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 #14:

Site Address: Vacant Land 9349 Broadview Rd
 PPN: 583-26-023
 Applicant: Greg Modic / Petros Homes
 Owner(s): Carollo Properties, LLC

The matter under discussion is at the request of Greg Modic of Petros Homes to amend the Luxury Town Homes project at Towne Centre Drive to six duplexes. The project was approved as three buildings containing four units each. The change will not affect the number of units and will not require the building height variance. **(Final Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: Development will be required to conform to the new Stormwater requirement – will be reviewed prior to issuance of any permits.

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"/>	Meredith Davis	<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-#16:

Site Address: 1350 W Royalton Rd (Vacant Land)
 PPN: 583-03-026
 Applicant: Mann Parsons Gray Architects / Charles "Andy" Gray
 Owner(s): Parcel 4 B Holding Co LLC

The matter under discussion is at the request of Charles Gray representing Antonio's Brew Wall Pizzeria and Tap to construct a 5,800 sq. ft. new building and 1,835 sq. ft. attached patio at 1350 West Royalton Rd. **(Preliminary Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: Recommend preliminary approval. Stormwater, traffic and safety will be reviewed and discussed at Safety/Service Meeting.

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"/>	Meredith Davis	<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-#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. **(Preliminary Approval)**

Report by the Building Commissioner: No objections

Report by the City Engineer: Recommend preliminary approval. Stormwater, traffic and safety will be reviewed and discussed at Safety/Service Meeting.

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"/>	Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLE				

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.