



**CITY OF BROADVIEW HEIGHTS
PLANNING COMMISSION
PUBLIC NOTICE
REVISED**

October 18, 2023

Planning Commission Meeting on Wednesday, November 8, 2023 at 7:00 p.m. with Caucus starting at 6:30 p.m.

Location: City of Broadview Heights
City Hall, Council Chambers
9543 Broadview Road, 2nd Floor
Broadview Heights, Ohio 44147

Copies of the application and supportive materials are available for public viewing at the Building Department from the date of this notice until the date of the hearing. If you have any questions concerning this matter, please contact the Building Department at 440-526-6864.

To receive notification and updates on the meeting we encourage you to sign up for **“Stay Informed”** on the City’s website (<https://www.broadview-heights.org/149/Sign-Up>). In addition to the “Stay Informed” you can click the **“Public Meeting Notice”** or the City **calendar** for additional meeting information.

Please note if the following case(s) are postponed the next meeting date would be December 13, 2023.

The following case(s) will be heard:

PC CASE #2023-10

Site Address: 10035 Broadview Road
PPN: 585-17-008
Applicant: DHA Architects, LTD., David Harala Architect
Owner(s): Mark Paine, Hy-Tech Products

The matter under discussion is at the request of DHA Architects, LTD., representing Mark Paine, Hy-tech Products Inc. to construct a 12,000 sq. ft. addition for the expansion of an existing warehouse located at 10035 Broadview Road (**Final Approval**).

PC CASE #2023-15

Site Address: 5025 E. Royalton Road
PPN: 583-20-016 and 583-21-007
Applicant: Andy Gray, Mann Parsons Gray Architects, Inc.
Owner(s): 5025 Broadview Heights, LLC.

The matter under discussion is at the request of Charles “Andy” Gray of Mann Parsons Gray Architects, Inc., representing 5025 Broadview Heights, LLC., Fleet Team, Inc. for Phase 1: The renovation of the former Vatterott College into an office building (**Final Approval**).

PC CASE #2023-18

Site Address: 1123 W. Royalton Road
PPN: 583-04-031
Applicant: Greg Seifert, Architect, Sgt. Clean Car Wash
Owner(s): Sgt. Clean Broadview Holdings LLC.

The matter under discussion is at the request of Schramn Signs to install new wall signs for Sgt Clean Car Wash. Main sign will be located at the same location of the building (1328.09(A) this sign will need a 13 sq. ft. variance), and additional sign on the west facade of the building (1328.09(A) one wall sign per occupant and additional 28 sq. ft. variance). Also asking for a directional sign that is 12 sq. ft. needing a 10 sq. ft. variance (per 1328.09(C) (1)). Monument signs are inserts already approved by Building Department.

PC CASE #2023-19

Site Address: 7955 Broadview Road
PPN: 581-23-094
Applicant: Ruff Neon & Lighting
Owner(s): Strong Style Holdings LLC.

The matter under discussion is at the request of Ruff Neon & Lighting, to install two wall signs for Strong Style located at 7955 Broadview Rd. One sign will be located at northwest corner of the building and the other is a vinyl illustration of the coliseum. Northwest sign is code compliant per ordinance 1328. The illustration will need a full variance to be allowed. Strong Style is also asking to cover windows with decals to hide the permanently stained window (per 1328.09(A) only allows 20% of total glass area).