



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 9, 2026

Meeting on Wednesday, January 14, 2026 at 7:00 p.m. with Caucus starting at 6:45 p.m.

CALL TO ORDER: Kenneth Emling, Chairman Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- | | |
|--|---|
| ☐ Kenneth Emling, Chairman | ☐ William Butterfield |
| ☐ Meredith Davis, Vice Chairman | ☐ John Tamer (alternate) |
| ☐ Brian Culley | ☐ Vacant (alternate) |
| ☐ | |

COUNCIL & CITY OFFICIAL MEMBERS

- | | |
|--|--|
| ☐ Joe Mandato (Building Official) | ☐ Jeff Hajek (Fire Chief) |
| ☐ Gina Zdanowicz (BZA/PC/Building Dept. Admin. Assist.) | ☐ Joe Fleming (Assistant Fire Chief) |
| ☐ Ethan Neff (City Engineer) | ☐ Robert Boldt (Council Rep.) |
| | ☐ Brian Wolf (Council Rep. Alternate) |

Additional CITY OFFICIALS

- | | |
|---|---|
| ☐ Sam Alai (Mayor) | ☐ Brian Dunlap (City Council) |
| ☐ David Schroedel (Service Director) | ☐ Glenn Goodwin (City Council) |
| ☐ Vince Ruffa (Law Director) | ☐ Jennifer Mahnic (City Council) |
| ☐ Joe Grandinetti (Assistant Law Director) | ☐ Joe Price (City Council) |
| ☐ Dean DePiero (Assistant Law Director) | ☐ Tom Pavlica (City Council) |
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PC Case #2026-01

Site Address: 5093 Harris Road
PPN: 582-28-006
Applicant: Architects C.A. McGettrick LLC.
Owner(s): Johnny Dunlap

The matter under discussion is at the request of Architects C.A. McGettrick LLC., for Johnny Dunlap, for a variance on a 6 ft. fence in the front yard beyond the front setback of the proposed house, (already installed). Per (Ord.1312.06(D)(3)(c), all other fences are prohibited in the front yard unless approval is granted by a simple majority of the Planning Commission.

Report by the Building Commissioner:

Report by the City Engineer:

PRESENTATION BY OWNER/APPLICANT

PUBLIC COMMENTS

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	☐	☐	☐	William Butterfield	☐	☐	☐
Meredith Davis	☐	☐	☐	John Tamer (Alt)	☐	☐	☐
Brian Culley	☐	☐	☐	Vacant	☐	☐	☐
	☐	☐	☐	Vacant	☐	☐	☐

☐ APPROVED ☐ DENIED ☐ POSTPONED ☐ TABLED

OLD BUSINESS

NEW BUSINESS

COUNCIL NEWS/UPDATES

APPROVAL OF MINUTES - Meeting Minutes of December 10, 2025

MEETING ADJOURNED AT _____ P.M.