

CITY OF BROADVIEW HEIGHTS

BUILDING CODES & PUBLIC BUILDING, GPZ COMMITTEE MEETING MINUTES

January 21, 2020

Mr. Wolf called the **GPZ MEETING** to order at 7:09 p.m.

ATTENDANCE

MEMBERS PRESENT: Mr. Brian Wolf (Chairman, Ward 2 Councilor)  
Mr. Thomas Pavlica (Ward 1 Councilor)

MEMBER ABSENT: Mr. Glenn R. Goodwin (Councilor At-Large)

COUNCIL MEMBERS NOT ON COMMITTEE PRESENT:

Ms. Jennifer A. Mahnic (Councilor At-Large) (late)  
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-Tem)

COUNCIL MEMBERS NOT ON COMMITTEE ABSENT:

Mr. Joe Price (Councilor At-Large)  
Mr. Boldt (Ward 4 Councilor, President)

OFFICER(S) PRESENT:

Ms. Kristina Sorensen (Economic Development Director)  
Mr. Gary Yelenosky (City Engineer)  
Mr. Joe Mandato (Chief Building Official)  
Mrs. Helen Dunlap (Clerk of Council)

OFFICER(S) ABSENT:

Mr. Samuel J. Alai (Mayor)  
Mr. Vince Ruffa (Law Director)  
Mr. David Schroedel (Service Director)  
Mrs. Amy Jo Washabaugh (Human Service Director)  
Mrs. Paula Horner (Parks & Recreation Director)  
Chief Jeffrey Hajek (Fire Chief)  
Mr. Dave Pfaff (Finance Director)

Mr. Wolf read the objective of the committee.

OBJECTIVE – To ensure that the City building codes are of high quality standards and to recommend changes to codes as deemed necessary; and to review current usage of public land and buildings and recommend future changes and use thereof.

**NEW BUSINESS****1. Harris Road Subdivision**

Mr. Wolf stated that usually they would go to Ms. Sorensen or Mr. Yelenosky to speak on the subject. He is asking about the zoning and if the project fits within the zoning.

Mr. Yelenosky stated that this is a proposed subdivision off of Harris Road. They are proposing 14 sublots and it meets the current zoning, A-1 Single family residential.

Mr. Pavlica asked Mr. Yelenosky regarding the access road off of Harris, is the width wide enough to support the drive.

Mr. Yelenosky stated that the width is 60' which is our right of way code.

Mr. Pavlica stated that a road is about 40' wide.

Mr. Yelenosky stated that the road will meet our code which will be at a minimum at 24' wide. The right of way will be 60'.

Mr. Pavlica asked if Mr. Yelenosky knows what is going to happen with the telephone poles that are there.

Mr. Yelenosky stated that he does not know what is going to happen with them, if they need to be relocated. He is sure that the applicant is going to relocate those as necessary. At this point he cannot answer that question.

Mr. Stelmaschuk stated that the committee today is just discussing it if it fits the current zoning. We are not asking any technical questions.

Mr. Wolf stated correct. That would be for Planning Commission. Also this is an opportunity for council to give the applicant any tips or pointers if you see something that may be an issue and help them out or anything for them to look at to help them through the process.

Mr. Stelmaschuk stated that he will just say with his experience on council is to make sure that there is a good drainage plan because there are developments surrounding the area where he doesn't know if there are going to be trees cut down or whatever but it is going to be a concern and he is sure that they are going to cover that in the Planning stages. That is a big issue that he would ask them to look at.

Gillian Hall (applicant) is part of the development team for Knez Homes and Triban Investment. Knez Homes has been a residential home builder and developer for over 30 years and they are located in various communities throughout NE Ohio. They are very excited to be working with Broadview Heights. For this particular project they will likely be just developing the land, but at this point it is a little bit too early to tell of whether or not they will be building any homes in the development as well. They will be working with Riverstone as their engineer and he can answer some more specific site questions. The

current plan has 14 lots. They are trying to get some feedback from everybody before they moved forward with more formal plans.

Jeff (with the developer) stated that they are looking at a subdivision with 14 lots. They have a right of way coming out that is 60' which splits between the two and ends in cul-de-sacs. He believes that the pavement is 25' gutter to gutter so 26' from back curb to back curb which is the city standard he believes. They will work with Mr. Yelenosky on that but they do have a 60' right of way and they are also proposing a sidewalk along both sides of the roadway for the site. At this time, they have done some preliminary calculations. There is an existing wet area that is basically a pond right now that will be used as a detention basin in the future where it will discharge down the hillside into Chippewa Creek.

Mr. Wolf asked if they suspect that they will have any variances that they will be requiring.

Jeff stated not at this time.

Mr. Mandato stated that according to the plot, there will not be any variances needed for any of the plots.

Mr. Wolf stated because we are not looking at homes yet.

Mr. Mandato stated that they are buildable lots.

Ms. Hall stated that they are building where no variances will be needed.

Mr. Pavlica asked that they said that there will be sidewalks all the way around the cul-de-sacs also. Is that what the plan is?

Jeff stated that he believes that was planned all the way around the cul-de-sacs, sidewalks on both sides and all the way around.

Mr. Pavlica stated those telephone poles that are there now in the entranceway.

Jeff stated that they are there now and he believes they are providing service to the house that used to be there so he thinks that they can come down but they will work with either CEI or AT&T, whoever has poles there and have them relocated as necessary.

Mr. Pavlica stated so that pond that is there in the back of the lot, you plan on using that as a detention basin?

Jeff stated that is correct.

Mr. Pavlica asked if he knows if that is ground fed or spring feed.

Jeff stated that it is ground fed. There is nothing leading to it. He believes that it is manmade.

Ms. Hall stated that it was manmade.

Mr. Pavlica stated that he has some concerns about the drainage and that obviously. Drainage is an important part as issues around the city right now with storm water and everything and he asked if they know how the property is sloped right now or graded. Is it graded to the north?

Mr. Yelenosky stated north to south.

Jeff stated that he didn't provide them with the grading plan but they did have a survey done and they do have a topographer that they are working with. The southern side of the site is actually a pretty good slope down to the Chippewa Creek down there. It falls down from Harris Road away from that so it actually all falls away from the roadway, away from any drainage system that the city actually has. Their plan is to collect storm water from the units and from the street, collect it and take it to the detention basin where they will detain it and treat it for water quality per the EPA and they will discharge it down the hillside into the natural stream down there.

Mr. Pavlica stated that there will be a Home Owners Association in this development, right?

Ms. Hall stated yes, that is what they anticipate.

Mr. Stelmaschuk stated that it will probably be on the subplot 6 & 7, the detention basin.

Jeff stated yes. The angled line between 6 & 7 the detention basin will actually kind of straddle those two lines so there is still plenty of room for houses to be built and that basin will also be within an easement so there is access for the Home Owners Association to get access to that and the city also requires some sort of ingress/egress easement to monitor and stuff like that. That will all be incorporated with the Home Owners Association.

Mr. Wolf stated and maintenance of the pond as well.

Jeff stated yes.

Mr. Stelmaschuk stated he wanted to go on the record saying that when this gets to Planning Commission, they should really seriously look at the HOA and make these residents that buy these lots, make it be known that they are going to have to maintain the basin because we have had some bad experiences with new subdivisions where that wasn't clearly spelled out and then the city was kind of in the middle of it and we sure don't want to do that again.

Ms. Hill stated that they typically try to get a management plan put together in conjunction with their engineer to turn over to whomever is going to be managing the association so they try to get all that stuff together up front.

Mr. Pavlica asked if there is any reason why they about the cul-de-sacs up to the property line.

Jeff stated that this is actually at the request of the City Engineer. They have looked at this project before in the past and this is so they could possibly allow for future expansion into some of the other properties, along Harris Road they are very long properties and the rear portions are really not used so the thought was that if in the future they could possibly extend the roadway down to Cranbury and do

further development along there so that is why it goes like this as well as to the east and to the west for the potential for future development.

Mr. Wolf stated that they don't have all of council here because he knows that there was some discussion as to whether or not they wanted to proceed with additional members or not so he does not know if that is a concern at all or if they want to send this off to the Planning Commission.

Mr. Stelmaschuk stated that his concern is that he is not officially on this committee so he does not know legally if he is allowed to vote. He doesn't think that he is. With that he asks that if they had one vote for it and one vote against it, what happens to the project?

Mrs. Dunlap stated that as far as she knows, it would be a dead issue. You can take the opportunity to postpone this to another meeting so that there would be a full committee, especially with the change of committee assignments or go and vote.

Ms. Mahnic asked if they have to vote with the previous ones.

Mrs. Dunlap stated as far as that goes, she thinks that it would be with the previous ones now. If it would be postponed because she didn't get the list until after hours this evening, if it would be postponed, it would be the new committee members.

Ms. Mahnic asked if the new committee members just reconvene when they all arrive shortly.

Mr. Wolf stated sure.

Mr. Stelmaschuk stated he would prefer that. He knows they are here for this but the council is right in transition right now and he thinks that they could have a meeting very soon to resolve this issue and have a vote on it.

Mr. Wolf stated that Ms. Mahnic is on this committee with the new assignments.

**Mr. Pavlica moved to postpone this until the next week's meeting so that he could have more time to review the drawings and the land and property. There was no second.**

Discussion continued as to postponing this item for another week or recessing the meeting and reconvening this evening with the new assignments for committees and who is on what committee.

Ms. Mahnic stated that with this committee they are just checking to make sure that it falls in line with the master plan of the community in general and the questions that were asked are the questions that they will be getting especially in regards to storm water. There are a lot of other committees to go through and she certainly doesn't want to hold them up another week just for formality and she would assume especially knowing Mr. Price as well as they do that if he did have any questions or concerns he would have said something to someone.

Mr. Wolf stated that with that said, they could vote on it now instead of reconvening for another day.

**Mr. Wolf moved to recess for 5 minutes and then they will reconvene with the new committee members; seconded by Mr. Pavlica. Both voted in favor.**

The time was 7:27 p.m.

**Mr. Wolf moved to reconvene the meeting; seconded by Ms. Mahnic. Both voted in favor.**

The time was 7:33 p.m.

Ms. Mahnic stated that there is a new committee for GPZ starting this evening which consists of Mr. Price, Mr. Wolf and herself. They are going to go ahead and vote on the Harris Road Subdivision project.

**Mr. Wolf moved to send the Harris Road Subdivision project to the Planning Commission; seconded by Ms. Mahnic. Both voted in favor. This now goes to the Planning Commission.**

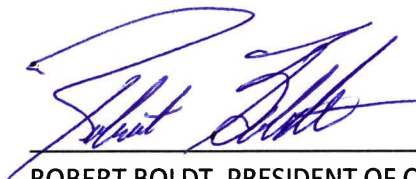
ADJOURN

Ms. Mahnic stated that with no further business to come before the committee, this meeting is adjourned.

The time was 7:34 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL