

City of Broadview Heights

SERVICE/SAFETY COMMITTEE MEETING MINUTES

January 24, 2022

Mr. Wolf called the **SERVICE/SAFETY COMMITTEE** meeting to order at 7:00 p.m.

ATTENDANCE

**MEMBERS PRESENT:** Mr. Brian Wolf (Ward 2 Councilor)  
Ms. Jennifer A. Mahnic (Councilor At-Large)  
Mr. Joe Price (Councilor At-Large)  
Mr. Glenn R. Goodwin (Councilor At-Large)  
Mr. Thomas Pavlica (Ward 1 Councilor)  
Mr. George Stelmaschuk (Ward 3 Councilor, President Pro-Tem)

**MEMBER ABSENT:** Mr. Robert A. Boldt (Ward 4 Councilor, President)

**OFFICER(S) PRESENT:** Mr. Gary Yelenosky (City Engineer)  
Chief Steve Raiff (Police Chief)  
Mr. Joe Mandato (Chief Building Official)  
Chief Jeff Hajek (Fire Chief)  
Mrs. Helen Dunlap (Clerk of Council)

**OFFICER(S) ABSENT:** Mr. Samuel J. Alai (Mayor)  
Mr. Vince Ruffa (Law Director)  
Mr. David Schroedel (Service Director)  
Mr. Dave Pfaff (Finance Director)  
Mrs. Kathy Parsson (Human Service Director)  
Ms. Amanda Hutcheson (Parks & Recreation Director)

NEW BUSINESS

**1. Dr. Olteanu Office Building**

Mr. Leon Sampat, LSR Architects, 22082 Lorain Road, Fairview Park, OH: Dr. Olteanu is looking at purchasing this property and constructing a new one story structure. It is 4,496 sq. ft. and it is going to have 8 treatment rooms for him to practice dentistry. Parking for that size of a building per code is 23 required and they have provided 31 parking spaces. As noted by the engineer they are providing some underground retention and some open retention. That is also part of their preliminary planning, architectural review meeting that they had. They originally designed the open retention basin at the front and they decided to take the comments of the engineer to create kind of a hybrid system.

Mr. Goodwin stated that Mr. Sampat stated that the open retention basin is still in the front.

Mr. Sampat stated that it is in the back. They have underground retention at the front and open in the back of the building.

Mr. Wolf stated that he sees that they have nothing from either of the Chief's to add.

Mr. Yelenosky stated that as Mr. Sampat mentioned, they are proposing a detention basin in the rear of the property. There is underground storage in the front. They did provide calculations and they do meet the city code that was revised about one year ago. This site is under an acre so it does not require water quality which is an Ohio EPA requirement so they are not providing water quality. It is not located within a flood zone and there are no wetlands on site. He did discuss with Police and Fire and the site is fully accessible from the south and to the west so there are no concerns there. As Mr. Sampat mentioned that they are providing 31 parking spaces and the calculations require 23 so they exceed that. There is a curb cut that is going to be on Broadview Road as the main ingress and egress for the site.

Mr. Wolf asked if there are any expected variances for this project.

Mr. Yelenosky stated that he does not believe so. He thinks that they meet all of the Building Codes.

Mr. Pavlica asked with the retention basin in the back now, is that going affect any surrounding properties when the water flows.

Mr. Yelenosky stated no. The parcels are pretty deep relative to where they are building. They still have acreage behind. He thinks that the total acreage for the site is 1.5 acres and they are only impacting like .95 acres. So that basin is in the rear of the lot. It is easily accessible off of the parking lot and won't have any impact on adjacent properties.

Mr. Pavlica stated so the out pipe is not going to affect, is it going to a creek or anything or just into the land.

Mr. Yelenosky stated that it does discharge to the northwest and to a level spreader and then as the normal drainage would flow.

Mr. Pavlica stated he noticed that it is going to be one catch basin in the entrance driveway that is going to tie into the street storm sewer then.

Mr. Yelenosky stated that they have the underground storm system in the front which collects some runoff from the front as well as some from the parking lot and then that does discharge into a storm main on Broadview Road.

**Mr. Stelmaschuk moved to send this to the Planning Commission for final approval; seconded by Mr. Pavlica. All present voted in favor. This now goes to the Planning Commission for final approval.**


**ADJOURN**

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

The time was 7:05 p.m.



HELEN DUNLAP, CLERK OF COUNCIL



ROBERT BOLDT, PRESIDENT OF COUNCIL