



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING OUTCOME

January 28, 2021

To: PC Members
City Council Members, Mayor & Administrative Staff

From: Joe Mandato, Building Official

RE: Meeting Outcome for Planning Commission Meeting on Wednesday, January 27, 2021

CASE 2020-PC #07:

Site Address: 4310 Harris Rd
PPN: 583-11-001
Applicant: Triban Investment, LLC
Owner(s): Harris Road Development Co., LLC

The matter under discussion is at the request of Triban Investments, LLC, representing Harris Road Development Co. LLC for the development of a 14 lot residential subdivision on Harris Road on PPN 583-11-001. All 14 lots are buildable lots as platted and no variances will be needed. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

- **Additional landscape screening on the northern & eastern property lines on sub lots 1,2,13,14**
- **Re-exam the lighting plan reduce the number of street lights (5-4)**
- **Amend the HOA document**
 - **No exposed concrete block masonry on any of the houses**
 - **Define what “approvable exterior construction materials”**
 - **The front elevations / facade have a minimum of 25-30% brick or stone.**
 - **Add language to define the buffer zone.**

CASE 2020-PC #11:

Site Address: 9427 Broadview Rd.
PPN: 583-26-032
Applicant: Laura Pacanin (Lava Spa)
Owner(s): Lava Holding Share LLC

The matter under discussion is at the request of Laura Pacanin of Lava Massage and Spa at 9427 Broadview Rd. **to construct a new 4235 sq. ft. building in SPDB.** This building will follow SPDB building requirements as specified in the Planning and Zoning Code. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

CASE 2021-PC #01:

Address: 1929 E Royalton Rd
PPN: 583-14-006 & 583-14-012
Applicant: Graig Kluge of Buckingham, Doolittle & Burroughs LLC
Owner(s): Pines Real Estate Investment LLC / Pines Limited Partnership

The matter under discussion is at the request of Pines Real Estate Investment LLC to obtain a **Lot Split & Consolidation** of parcels 583-14-006 & 583-14-012 located on E Royalton Rd. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

CASE 2021-PC #02:

Site Address: Vacant Land W Royalton Rd
PPN: 583-03-023
Applicant: Tami Thompson of MS Consultants / ALDI Inc
Owner(s): BH Xings LLC / Greg Modic

The matter under discussion is at the request of MS Consultants / Aldi to construct a **20,000 sq. ft. grocery store (Aldi)** at NE corner of Seneca Blvd & W Royalton Rd. **(Preliminary Approval)**

This case was unanimously **Approved – 4 Yes**

CASE 2021-PC #03:

Site Address: 9536 Broadview Rd
PPN: 584-19-020
Applicant: Fastsigns OF Broadview Hts. / Definitive Motorwerk
Owner(s): Vito Colonna

The matter under discussion is at the request of Fastsigns Of Broadview Hts. to obtain approval of a 184” x 36” **Wall Sign** located on parcel 584-19-020 on Broadview Rd. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

CASE 2021-PC #04:

Site Address: 9100 Marketplace
PPN: 583-16-005
Applicant: Nicole Harris / Highbrow Hair Studios
Owner(s): All Realty Ltd / Mia Salons

The matter under discussion is at the request of Nicole Harris of Highbrow Hair Studios to obtain a **Conditional Use** within Mia Salons for the purpose to perform permanent cosmetics (tattooing) and microblading. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

CASE 2021-PC #05:

Site Address: 3501 E Royalton Rd
PPN: 583-18-014
Applicant: Becker Signs Inc
Owner(s): All Hellers Realty Co / Genie of Fairview

The matter under discussion is at the request of Becker Signs Inc to obtain approval of an 84” x 71” **Ground Sign** located on parcel 583-18-014 on E. Royalton Rd. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**