

CITY OF BROADVIEW HEIGHTS

BUILDING CODES & PUBLIC BUILDING, GPZ COMMITTEE MINUTES

September 20, 2021

Ms. Mahnic called the **GPZ** meeting to order at 6:49 p.m.

ATTENDANCE

<b>MEMBERS PRESENT:</b>	Mr. Brian Wolf	(Ward 2 Councilor)
	Ms. Jennifer A. Mahnic	(Councilor At-Large)
<b>MEMBER ABSENT:</b>	Mr. Joe Price	(Councilor At-Large)
<b>COUNCILORS PRESENT:</b>	Mr. Glenn R. Goodwin	(Councilor At-Large)
	Mr. Robert A. Boldt	(Ward 4 Councilor, President)
	Mr. Thomas Pavlica	(Ward 1 Councilor)
	Mr. George Stelmaschuk	(Ward 3 Councilor, President Pro-Tem)
<b>OFFICER(S) PRESENT:</b>	Mr. Gary Yelenosky	(City Engineer)
	Mr. David Schroedel	(Service Director)
	Mr. Joe Mandato	(Chief Building Official)
	Chief Jeff Hajek	(Fire Chief)
	Mrs. Helen Dunlap	(Clerk of Council)
<b>OFFICER(S) ABSENT:</b>	Mr. Samuel J. Alai	(Mayor)
	Mr. Vince Ruffa	(Law Director)
	Chief Steve Raiff	(Police Chief)
	Ms. Amanda Hutcheson	(Parks & Recreation Director)
	Mrs. Amy Jo Washabaugh	(Human Service Director)
	Mr. Dave Pfaff	(Finance Director)

Guest: Barb Myers with LS Architects representing New Dental Office Building

Ms. Mahnic read the **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 and to review present and future proposed development and to meet with developers as required, to enhance the city’s possibilities of acquiring a desired project. To provide assistance to prospective developers by directing them to the appropriate authority, i.e., the Planning Commission or the Zoning Board of Appeals.

NEW BUSINESS

## 1. New Dental Office at 7944 Broadview Road

Ms. Myers stated that they are proposing a new single story dental office for Dr. O. They are consolidating three lots. It has a modern design but they are providing over the minimum landscaped area and meeting parking requirements. They have plans for a detention pond which upon approval a civil engineer will provide a drawing for drainage on the site. They are just looking for the approval to move on with drawings and planning for the single story building.

Ms. Mahnic stated for the sake of the meeting minutes could she describe the location of it and is it just going to be the dental office, is it going to have anything else going on there and that sort of thing.

Ms. Myers stated that it is going to be at 7944 Broadview Road. They have future thoughts of a one story building on the consolidated lot and additional parking but at the moment they are just going to discuss the single story dental office of 4,595 sq. ft. and then the parking that goes along with that and a dumpster enclosure but that is the main thing that they are looking for approval today.

Mr. Wolf stated that he sees that there are no variances needed.

Ms. Myers stated that is their plan.

Mr. Goodwin asked if there was any thought or possibility of moving that detention to the back of the property or behind the building at all. Is that possible at all?

Ms. Myers stated that could be possible if that is a preference she can bring that up as one.

Mr. Goodwin stated that just as obviously that is not as esthetically pleasing. Some kind of green space would be ideal.

Ms. Mahnic stated that some of them could be very nice looking too.

Mr. Stelmaschuk stated that it may slope towards that direction.

Ms. Myers stated that is what she is wondering.

Mr. Pavlica stated plus they would probably put parking out there then instead of the detention basin.

Mr. Goodwin stated that is why he said green space.

Mr. Pavlica stated that you would then take up parking spaces in the back.

Ms. Mahnic stated right so then they would have to put the parking in the front.

Mr. Pavlica stated that as long as they landscape it well.

Mr. Mandato stated that this plan did come in and there are no variances required. They are asking for it to be moved to the Planning Commission for preliminary and then it would go to Safety/Service committee. He agrees with what has been said about the retention pond area and maybe there is

something that the Planning Commission can do about that to beautify that area if it is going to remain the retention area. Remember that we do want most of the parking on the side and the rear of the buildings now instead of seeing just parking spaces and parking lots so again he thinks that it is a good fit for that area and they are going to consolidate all three lots which he thinks is ideal especially if they are going to go with the future building in the back.

Chief Hajek stated that he has not seen the project yet but as long as it meets the parking and the access around the building they are fine with it.

Ms. Mahnic stated that she is looking at the access around the building. Would they make a U-turn? How do they come back out with such a large fire truck?

Chief Hajek stated that he would have to look at it and find out and check as far as that goes. They do have other areas that are like that that are office buildings in our city where they don't have a turnaround around a building.

Ms. Mahnic asked if they can get out.

Chief Hajek stated that they are looking for turnarounds usually around nursing homes, places of high occupancy. Smaller buildings like this aren't as important. He would just have to take a look and make sure that the truck can get in there and make that turn. They don't have to have a turnaround at the end for something like this. He would have to check the measurements off the street and from the hydrant but they can do that in Safety/Service Committee but as far as that goes he doesn't see anything. If you were looking at this, (per the drawing) he asked if this is the secondary building that you are thinking of adding.

Ms. Myers stated yes.

Chief Hajek asked where the driveway would go.

Ms. Myers stated that it would be a shared driveway. They would just add some parking along the one side.

Chief Hajek stated then there would be nothing else going back there.

Ms. Myers stated correct.

Chief Hajek stated that he would have to look at that and see but it doesn't look like a problem.

Ms. Mahnic stated that will be something that not necessarily in this meeting but something in another meeting that they will be looking for Chief Hajek's approval. She asked Mr. Yelenosky if he has any feedback since they have talked a little bit, a lot about their retention basin.

Mr. Yelenosky stated not really at this point. That would be the only thing when it comes to Safety/Service we will look at that.

Ms. Mahnic stated that she is trying to see if there were any other pictures. She knows that one of the things that residents talk about is esthetically what these building look like and how do they fit in with the existing buildings and she knows that new businesses are coming in and they want to have a lot of modern designs which we appreciate but how does it blend in with everything else. She sees some of the lines with this but the drawings that she has, she asked if there are more pictures.

Mr. Pavlica gave her a set a drawings.

Mr. Wolf stated that the drawings that they have are probably pretty preliminary.

Ms. Myers stated that they are. They really tried to work with the doctor on what he was really wanting out of his building and that is where they are trying to get to.

Mr. Wolf stated that it is in Planning Commission that they will get more feedback on facades and where things are and things like that. The Planning Commission will get deep into that. Then it will move on to Safety/Service Committee where they will have fire and police and engineers input on what came out of Planning Commission.

Ms. Mahnic stated that she is just trying to give her a heads up and know some of the things that people have mentioned. She noticed that the red on the building, she doesn't know if someone mentioned something about that. She knows that some of our colors that she has been seeing lately were blue such as some of our entrance signs with pops of black she thinks. Not necessarily that that is a requirement. She is just saying that this is something that comes up when we just did the Master Plan and people provided feedback and just kind of having a theme.

**Mr. Wolf moved to send the dentist office at 7944 Broadview Road to the Planning Commission; seconded by Ms. Mahnic. Both voted in the affirmative. This now goes to the Planning Commission.**

Ms. Mahnic stated to Ms. Myers that this will be going to the Planning Commission. We kind of gave her a little bit more information as Mr. Wolf mentioned and some of the other questions that will come up in other meetings. Definitely get with Mr. Yelenosky because if some people on council were already questioning the retention basin, what it will look like esthetically, but it does sound like they are really pushing the extra landscaping up front that they will be able to work with us on that.

Mr. Boldt asked Mr. Mandato what their deadline is to get on the next Planning Commission meeting.

Mr. Mandato stated that usually it is three weeks but she may have already started the process.

Ms. Myers stated that she thinks that they did. She thinks that they are on that meeting this week.

#### MISCELLANEOUS BUSINESS

None this evening.

ADJOURN


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

The time was 7:00 p.m.



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HELEN DUNLAP, CLERK OF COUNCIL



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ROBERT BOLDT, PRESIDENT OF COUNCIL