

**CITY OF BROADVIEW HEIGHTS
PLANNING COMMISSION MTG. & CAUCUS
AGENDA**

DATE: *March 8, 2017 (7:00 PM) (Caucus 6:30 PM)*

CALL TO ORDER: Todd Kinzer, Vice-Chairman Time: _____ PM

ROLL CALL:

PLANNING COMMISSION MEMBERS:

- ___ Todd Kinzer (Vice-Chairman)
- ___ John Tamer
- ___ VACANT
- ___ Rick Porter
- ___ Bill Ridgeway
- ___ Roy Stewart (Alternate)
- ___ Don Taylor (Alternate)
- ___ Robert Boldt (Council President / Representative)
- ___ Tom Pavlica (Council Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Gary Yelenosky (City Engineer)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Nancy Grattino (Building Dept. Secretary)

Additional CITY OFFICIALS Present:

- ___ Sam Alai (Mayor)
- ___ George Stelmaschuk (City Council)
- ___ Brian Wolf (City Council)
- ___ Jennifer Mahnic (City Council)
- ___ Joe Price (City Council)
- ___ Glenn Goodwin (City Council)
- ___ Kristina Sorensen (Economic Development)
- ___ David Schroedel (Service Director)
- ___ Vince Ruffa (Law Director)
- ___ Jeff Hajek (Fire Chief)
- ___ Joe Fleming (Assistant Fire Chief)
- _____
- _____

CASE # 17-04: PIZZA FIRE – 4101 E. ROYALTON RD.– ADAMS SIGNS – WALL/BLDG. SIGNS -2 (CORNER)

Applicant/ Rep.: Adams Signs – Jason Green, representative

Property Address: 4101 E. Royalton Road
Pizza Fire

The Project under discussion is at the request of Adams Signs for two wall/ bldg. signs (corner).

Report by Building Commissioner: *Front building width is 26', sign area is 26.25; requiring a .25'sq. ft. variance. Second sign on left side of building is compliant.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 17-05: MANERA PROPERTIES – 1551 TOWPATH TRAIL– FASTSIGNS – GROUND SIGN / LANDSCAPING

Applicant/ Rep.: Sal Manera – owner

Property Address: 1551 Towpath Trail
Manera Properties

The Project under discussion is at the request of Sal Manera for a monument sign and landscaping.

Report by Building Commissioner: *Compliant sign based on sign application. No measurement provided on drawing. Sign is 20' from curb, no ROW designated for Towpath. Towpath is land owned by Turnpike.*

Presentation by Applicant: _____
Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

CASE # 16-44: ZINC BVH, LLC – NW CORNER ROYALTON RD / AVERY RD – PPN: 583-13-011 - SETH ZAREMBA, OWNER – NON-RESIDENTIAL DEVELOPMENT – COMMERCIAL BUILDING -REVISED

Applicant/Owner: Zinc BVH, LLC
Seth Zaremba, owner
3505 E Royalton Rd., #110, Broadview Hts.

Property Address: NW corner of Royalton & Avery Rd. - PPN: 583-13-011

The Project under discussion is at the request of Mr. Seth A. Zeremba representing Zinc BVH, LLC for the non-residential development of a new office complex and associated parking. The facility will be constructed on the NW corner Royalton and Avery Road on a portion of PPNs: 583-13-011, 017 & 016. This is a revised drawing, back for preliminary approval.

Report by Building Commissioner: *Two structures were reviewed with GPZ and barn for Zinc BVH, LLC will be developed first. Variance provided by BZA 3/1/17 for barn building size. Lots must be consolidated.*

Presentation by Applicant: _____
Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

NEW BUSINESS: _____

OLD BUSINESS: _____

APPROVAL OF MINUTES: *February 8, 2017*

MOTION TO ADJOURN: _____

SECOND BY: _____

ADJOURNED AT: _____ **PM**