

**CITY OF BROADVIEW HEIGHTS  
PLANNING COMMISSION  
AGENDA**

**DATE:**                   **MAY 9, 2012 (7:00 PM) (Caucus 6:30 PM)**

**CALL TO ORDER:**      Kerry Smith, Chairman           Time: \_\_\_\_\_ PM

**ROLL CALL:**               **PLANNING COMMISSION MEMBERS:**

- \_\_\_ Kerry Smith (Chairman)
- \_\_\_ Dawn Southard (Vice- Chairman)
- \_\_\_ John Tamer
- \_\_\_ Todd Kinzer
- \_\_\_ Carlo Sarti
- \_\_\_ Vacant (Alternate)
- \_\_\_ Vacant (Alternate)
- \_\_\_ Roy Stewart (Council Representative)
- \_\_\_ Jim Giomini (Council Alternate)
- \_\_\_ Roger Westfall (Building Commissioner)
- \_\_\_ Eugene Esser (City Engineer)
- \_\_\_ Nancy Grattino (Building Dept. Secretary)

**Additional CITY OFFICIALS Present:**

- \_\_\_ Sam Alai (Mayor)
- \_\_\_ Robert Boldt(Council President)
- \_\_\_ Tom Pavlica (City Council)
- \_\_\_ Jennifer Mahnic (City Council)
- \_\_\_ George Stelmashuk (City Council)
- \_\_\_ Glenn Goodwin(City Council)
- \_\_\_ David Schroedel (Economic Development Director)
- \_\_\_ Ray Mack (Service Director)
- \_\_\_ Richard Pignatiello (Assistant Law Director)

**CASE # 12-04: ROYALTON RD. – PPN: 583-04-011 – PROPOSED DUNKIN DONUTS/OFFICE**

Applicant:                   Bryan Mathews  
                                  ADA Architects, Inc.  
Property Address:       8634 Avery Road  
                                  PPN: 581-33-003

The Applicant is requesting a proposed 5600 square foot building housing a Dunkin Donuts Restaurant and an Office Tenant (PPN: 583-04-011) along Royalton Rd. The proposed site contains +/- 0.79 Acres.

**Report by Building Commissioner:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Presentation by Applicant:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 12-05: 8938 BROADVIEW RD. – AT&T COLLATION**

Applicant: John Sindyla (Agent for AT&T)  
Sindyla Consulting Group  
ADA Architects, Inc.  
Property Address: 8938 Broadview Road

The Applicant is requesting approval to add a 20' extension to an existing 139' monopole tower and to locate 12 antennas. The Applicant is also requesting a 12'X28' equipment shelter be constructed within the existing fenced compound.

**Report by Building Commissioner:** \_\_\_\_\_  
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**Presentation by Applicant:** \_\_\_\_\_  
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**Discussion by Public Attendees:** \_\_\_\_\_  
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**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 12-06: 4093 E ROYALTON RD. – JM DESIGN BUILD – WALL SIGN (CONTINUED FROM ARB MEETING OF 4-4-12)**

Applicant: Brilliant Electric Sign Co.  
Representative: Major Harrison III

Property Address: 4093 E. Royalton Rd.  
JM Design Build  
Jeremy Salupo, Owner

Scope: The applicant is requesting the erection of a 4' 8 ¾" X 11' 8" Wall LED Sign to an existing façade which currently has no signage. The revised proportions of sign dimensions were at the request of the Architectural Review Board to match the height of the existing Babin sign.

**Report by Building Commissioner:** \_\_\_\_\_  
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**Presentation by Applicant:** \_\_\_\_\_  
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**Discussion by Public Attendees:** \_\_\_\_\_  
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**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 12-07: 7907 BROADVIEW RD – KREDO HARDWARE – WALL SIGNS (CONTINUED FROM ARB MEETING OF 4-4-12)**

Applicant: North Coast Sign & Lighting  
Representative: James Bridla

Property Address: 7907 Broadview Rd.  
Kredo Hardware  
Chris Dankins, Owner

Scope: The applicant is requesting one sign 16' X 6' high panels attached to an existing roof line and mansard wall face (20" & 11" high letters), and one 10' X 3' 8" high sign on the adjacent existing roof line (22" & 10"

high letters). There will also be 10" high black PVC letters for "Paint, Lawn & Garden and Electrical".

**Report by Building Commissioner:** \_\_\_\_\_  
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**Presentation by Applicant:** \_\_\_\_\_  
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**Discussion by Public Attendees:** \_\_\_\_\_  
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**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 12-08: 3800 TOWPATH RD. – AIR CONTROL PRODUCTS, INC. – GROUND SIGN – REFACE EXISTING**

Applicant: Adams Signs  
Representative: Russell Kalina

Property Address: 3800 Towpath Rd.  
Air Control Products, Inc.

Scope: The applicant is requesting a new sign face be added to an existing brick monument sign. The face to consist of ¼" routed aluminum letters of 8 ¼" and 4 ¼" with a round logo of 1' 4 ¾" diameter. The overall area of the sign face is approximately 7 square feet.

**Report by Building Commissioner:** \_\_\_\_\_  
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**Presentation by Applicant:** \_\_\_\_\_  
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\_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**NEW BUSINESS:** \_\_\_\_\_

**OLD BUSINESS:** \_\_\_\_\_

**APPROVAL OF MINUTES:** April 12, 2012 and Architectural Review Board Minutes of April 4, 2012.

**MOTION TO ADJOURN:** \_\_\_\_\_

**SECOND BY:** \_\_\_\_\_

ADJOURNED AT: \_\_\_\_\_ PM