



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

February 9, 2024

Meeting on Wednesday, February 14, 2024 at 7:00 p.m. with Caucus starting at 6:30 p.m.

CALL TO ORDER: Kenneth Emling, Chairman

Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- Kenneth Emling, Chairman
- Meredith Davis
- Andrea Staruch
- Brian Culley

- John Tamer (alternate)
- Vacant (alternate)
- Vacant (alternate)

COUNCIL & CITY OFFICIAL MEMBERS

- Joe Mandato (Building Official)
- Gina Zdanowicz (BZA/PC/Building Dept. Admin. Assist.)
- Gene Esser, PE (City Engineer)
- Richard Pignatiello (Assistant Law Director)
- Jeff Hajek (Fire Chief)
- Joe Fleming (Assistant Fire Chief)
- Robert Boldt (Council Rep.)
- Tom Pavlica (Council Rep. Alternate)

Additional CITY OFFICIALS

- Sam Alai (Mayor)
- David Schroedel (Service Director)
- Vince Ruffa (Law Director)
- Joe Grandinetti (Assistant Law Director)
- Dean DePiero (Assistant Law Director)
- Brian Dunlap (City Council)
- Glenn Goodwin (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)
- Joe Price (City Council)

PC CASE #2024-01

Site Address: 3505 and 3501 E. ROYALTON ROAD
PPN: 583-18-013 and 583-18-014
Applicant: OMCO Building, LLC.
Owner(s): OMCO Building, LLC.

The matter under discussion is at the request of Kevin Keefer of OMCO Building, LLC, for the installation of a new parking lot, after demolition of the Atrium office building at 3505 East Royalton Rd. This will also include the lot consolidation of Parcels 583-18-013 and 583-18-014. Looking for final approval due to the scope of the project and detailed plans submitted. **(Final Approval)**.

Report by the Building Commissioner: Building has no objection.

Report by the City Engineer: Engineering has reviewed the proposed plan for the demolition of The Atrium building and has the following comments:

1. The demolition of the build shall include capping of all utilities to the building (sanitary, water, gas, electric and storm roof drains). No plans are required by engineering for the demolition.
2. The Civil Plan submitted for the parking lot are approval as submitted. Engineering is happy to see the eliminating of the easterly driveway and find the layout meets the code requirements.
3. There will be no requirement for storm water management due to the fact there will be reduced imperious surface with the plan.
4. Engineering would support a preliminary/final approval of the site.

PRESENTATION BY OWNER/APPLICANT

PUBLIC COMMENTS

MOTION BY: _____ **SECOND BY:** _____

VOTING:

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Brian Culley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ridgeway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meredith Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Staruch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED

OLD BUSINESS

NEW BUSINESS

COUNCIL NEWS/UPDATES

APPROVAL OF MINUTES

Meeting Minutes of December 13, 2023

ADJOURNED AT: _____ **P.M.**