



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 3, 2020

For the Planning Commission meeting being held on Wednesday, January 8, 2020 at 7:00 p.m. with Caucus starting at 6:30 p.m.

**CALL TO ORDER:** Rick Porter, Chairman

Actual Start Time: \_\_\_\_\_

**ROLL CALL:**

**PC MEMBERS**

- |   |  |
|---|--|
| <input type="checkbox"/> Rick Porter, Chairman        | <input type="checkbox"/> John Tamer (alternate)                                |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> Robert Bolt (Council Rep.)                            |
| <input type="checkbox"/> Todd Kinzer                  | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate)                  |
| <input type="checkbox"/> Kenneth Emling               | <input type="checkbox"/> Joe Mandato (Building Official)                       |
| <input type="checkbox"/> Roy Stewart                  | <input type="checkbox"/> Gary Yelenosky, PE (City Engineer)                    |
| <input type="checkbox"/> Don Taylor (alternate)       | <input type="checkbox"/> Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.) |

**Additional CITY OFFICIALS present**

- |  |   |
|--|---|
| <input type="checkbox"/> Sam Alai (Mayor)                  | <input type="checkbox"/> Kristina Sorensen (Economic Development Coordinator) |
| <input type="checkbox"/> George Stelmaschuk (City Council) | <input type="checkbox"/> David Schroedel (Service Director)                   |
| <input type="checkbox"/> Brian Wolf (City Council)         | <input type="checkbox"/> Jeff Hajek (Fire Chief)                              |
| <input type="checkbox"/> Jennifer Mahnic (City Council)    | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief)                   |
| <input type="checkbox"/> Joe Price (City Council)          | <input type="checkbox"/> Vince Ruffa (Law Director)                           |
| <input type="checkbox"/> Glenn Goodwin (City Council)      | <input type="checkbox"/> Richard Pignatiello (Assistant Law Director)         |

**CASE PC-2019 #35:**

Site Address: 1780 W. Royalton Rd.  
PPN: 581-08-004, 005, 006  
Applicant: Tom Sutcliffe  
Owner(s): Drees Homes

- The matter under discussion is at the request of Tom Sutcliffe of Drees Homes for preliminary approval of a new sub-division of multifamily townhomes (36 units total) as proposed per site plan at 1780 W. Royalton Road.

Report by the Building Commissioner: No objects to the request

Report by the City Engineer: No objects to the request

PRESENTATION BY OWNER/APPLICANT: \_\_\_\_\_

PUBLIC COMMENTS: \_\_\_\_\_

PC MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

**VOTING:**

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ridgeway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Kinzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED		<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED			

**CASE PC-2020 #01:**

Site Address: 3515 Hawthorne Trail

PPN: 584-06-082, 584-06-016

Applicant: Brad Erdman

Owner(s): Brad Erdman, Andrew DeVere & Donna Wentz

- The matter under discussion is for the purchase of the lot split from parcel 584-06-016 and the consolidation of parcel 584-06-082.

Report by the Building Commissioner: No objects to the request

Report by the City Engineer: No objects to the request

PRESENTATION BY OWNER/APPLICANT: \_\_\_\_\_

PUBLIC COMMENTS: \_\_\_\_\_

PC MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

**VOTING:**

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ridgeway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Kinzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED		<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED			

**CASE PC-2020 #02:**

Site Address: 8047 Broadview Road

PPN: 581-23-011

Applicant: Magdalena Niedzialek

Owner(s): Contessa Michel

- The matter under discussion is at the request of Magdalena Niedzialek for Brows and Beyond Studio LLC to open a cosmetic shop within Execustyle Salon for the purpose of permanent cosmetics (tattooing) and microblading.

- o Tattoo parlors are not an approved use within the City of Broadview Heights per codified ordinance 127602 (A) (B) permitted and conditionally permitted uses for C-1 Local Retail Commercial District.

Report by the Building Official: No objects to the request

Report by the City Engineer: No objects to the request

PRESENTATION BY OWNER/APPLICANT: \_\_\_\_\_

PUBLIC COMMENTS: \_\_\_\_\_

PC MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

**VOTING:**

	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>		<u>YES</u>	<u>NO</u>	<u>RECUSE</u>
Rick Porter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roy Stewart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ridgeway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Kinzer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	<input type="checkbox"/> POSTPONED	<input type="checkbox"/> TABLED				

**NEW BUSINESS:**

\_\_\_\_\_

**OLD BUSINESS:**

\_\_\_\_\_

**APPROVAL OF MINUTES:**

December 11, 2019

December 18, 2019

ADJOURNED AT: \_\_\_\_\_ P.M.

Canceled No Quorum