



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 20, 2023

Meeting on Wednesday, January 25, 2023 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**

- |   |   |
|---|---|
| <input type="checkbox"/> Kenneth Emling, Chairman     | <input type="checkbox"/> Brian Culley           |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> John Tamer (alternate) |
| <input type="checkbox"/> Meredith Davis               | <input type="checkbox"/> Vacant (alternate)     |
| <input type="checkbox"/> Andrea Staruch               |   |

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### **COUNCIL & CITY OFFICIAL MEMBERS**

- |  |   |
|--|---|
| <input type="checkbox"/> Joe Mandato (Building Official)                       | <input type="checkbox"/> Jeff Hajek (Fire Chief)              |
| <input type="checkbox"/> Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief)   |
| <input type="checkbox"/> Gary Yelenosky, PE (City Engineer)                    | <input type="checkbox"/> Robert Boldt (Council Rep.)          |
| <input type="checkbox"/> Richard Pignatiello (Assistant Law Director)          | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate) |

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### **Additional CITY OFFICIALS**

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|---|--|
| <input type="checkbox"/> Sam Alai (Mayor)                         | <input type="checkbox"/> George Stelmaschuk (City Council) |
| <input type="checkbox"/> David Schroedel (Service Director)       | <input type="checkbox"/> Glenn Goodwin (City Council)      |
| <input type="checkbox"/> Vince Ruffa (Law Director)               | <input type="checkbox"/> Brian Wolf (City Council)         |
| <input type="checkbox"/> Joe Grandinetti (Assistant Law Director) | <input type="checkbox"/> Jennifer Mahnic (City Council)    |
| <input type="checkbox"/> Dean DePiero (Assistant Law Director)    | <input type="checkbox"/> Joe Price (City Council)          |

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### **CASE 2022-PC #20:**

Site Address: 5328 W Mill Rd  
PPN: 582-11-011, 582-11-014  
Applicant: Todd Sciano  
Owner(s): James Dotty & Jeffrey Rizzo

The matter under discussion is at the request of Todd Sciano, for a lot split of parcel 582-11-011, 582-11-014 & 582-11-015 into two lots. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: The Engineering Department has no objections. The applicant intends to split approximately .4 acres from PPN: 585-11-014 and consolidate with 582-11-015. They will also consolidate the remainder of 582-11-014 with 585-11-011. The split and consolidation will create two new parcels from the three existing parcels. Due to the driveway on 582-11-011 the applicant is unable to achieve 125' frontage (99') for a fully confirming Single Family A-1 lot.

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>
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

**CASE 2023-PC #01:**

Site Address: Vacant Land Avery Rd  
PPN: 583-14-01  
Applicant: Terrence Speth  
Owner(s): Terrence & Katherine Speth

The matter under discussion is at the request of Terry Speth, for a lot split of parcel 583-14-001 into three buildable lots. This lot split will require a private driveway to access all three lots. Furthermore, variances are needed for all three lots: 1268.06(D) lot width a variance of 63 feet is needed for Avery Rd. (125' required), 1268.06(C) a variance for all three houses not to front the dedicated street and 1336.02 all new main use structures shall have concrete driveways (plans shows driveway material to be gravel). Note: Setback variances shall be reviewed if placement of houses encroaches into required setbacks (houses not shown on plat). **(Preliminary Approval)**

Report by the Building Commissioner:

Report by the City Engineer:

1. Lots would need the following variances (two for each lot):

Chapter 1268.06 (C) Street Frontage. Each dwelling(s) shall be placed so that the front elevation faces only the dedicated street. Each lot shall have frontage upon a duly dedicated and accepted street. Each lot upon which a dwelling is to be constructed shall have the driveway access street frontage that abuts the lot.

Chapter 1268.06 (D) Lot Width. Each lot that is 30,000 square feet or larger, upon which a dwelling is to be constructed, shall have a minimum lot width of 125 feet. The minimum lot width shall be measured at the setback line, which is 50 feet from the (front) street (property) line to the nearest foundation wall. (See §§ [1260.04](#) and [1268.03](#) (A).)

2. All utilities are available from Avery Road. Based on the elevations the lots may require grinder pumps for sanitary service. Storm water requirements will be looked at if lots are approved and part of the permitting process
3. Applicant is providing a ingress/egress and utility easement to service the lots. Access will be via a private drive.

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>
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

**CASE 2023-PC #02:**

Site Address: 7976 Broadview Rd., Unit 102  
PPN: 581-06-031  
Applicant: Bnext Sign / Aldo Dure  
Owner(s): CMK 7976 Broadview Road LLC / Daniel Komoronsky  
Tenant(s): Magic Flash / Khaled Hormouche

The matter under discussion is at the request of Aldo Dure of Bnext Sign for Magic Flash to install a 105.8' x 30" wall sign and a 118' x 16" monument sign addition to existing. **(Final Approval)**

Report by the Building Commissioner:

Report by the City Engineer: No comment

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>
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:**

None scheduled or suggested for tonight's meeting.

**NEW BUSINESS:**

None scheduled or suggested for tonight's meeting.

**COUNCIL NEWS/UPDATES:**

None scheduled or suggested for tonight's meeting.

**APPROVAL OF MINUTES:**

**December 14, 2022**  
**January 11, 2023**

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