



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

February 6, 2023

Meeting on Wednesday, February 22, 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**

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

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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 #03:**

Site Address: Vacant Land Broadview & Boston Rd

PPN: 585-23-002

Applicant: The MacIntosh Land Company, Limited Partnership / Petros Development

Owner(s): Zarembo Management Company

The matter under discussion is at the request of Greg Modic representing The MacIntosh Land Company, Limited Partnership for a proposed B-1 sixty townhomes attached single family development located on the northeast corner of Broadview & Boston Rd. ([Preliminary](#))

Report by the Building Commissioner: The city's economic development team met with Mr. Modic about the development multiple times. We thought Concept B was the better plan to accommodate snow plowing in the cul de sac. We also were in agreement that in Concept B with the 20' front setback would allow a larger rear buffer to existing New Hampton residents.

### Report by the City Engineer:

The Engineering Department review is based on the preferred option (Option B) submitted by Petros Homes as discussed with the Economic Development Team. Please note that most of these items will be discussed in

length at the Safety/Service Meeting if the development receives Preliminary Planning Commission Approval.

**Zoning:** The Vineyard Village development proposed by Petros Homes follows the purpose and intent of the B-1 zoning of promoting the development of townhouse condominiums and detached or attached single-family housing at a density not to exceed six dwelling units per gross acre, under conditions which maximize open space, minimize disturbances to adjoining lower-density residential areas. The proposed density is 4 units/acre with an open space area of 8.70 acres or 57% of the land area. The front yard setback of each unit is 20' (Code requirement is 25' ; however by shifting the units 5' closer to the roadway creates more of a buffer between existing units), the backyard setback is 20' (Code is 5' the proposed plan maximizes the buffer between the existing houses in New Hampton, by allowing the units to shift 5' closer the buffer increases and still allows enough space for vehicles in the driveway without blocking the sidewalk), and the side yard setback is 10'.

**Parking:** The proposed plan has adequate parking for this type of development. The garages can hold two vehicles while the driveway can hold an addition two vehicles. In addition there are 20 guest stalls in various areas of the site.

**Wetlands:** There is a significant conservation area on the north side of the property. This area is already protected and should not be disturbed during construction. The City will require a full wetland study for the property and a Jurisdictional Determination by the United States Army Corps of Engineers. Based on the results of this determination any wetlands that will be filled are subject to Section 404/401 or Nationwide Permitting. If there are isolated wetlands on the property permitting will be required through the OhioEPA. The necessary permit(s) will be required prior to any discharge of fill in these areas.

**Trees:** Tree removal may only be permitted from October 1 and March 31 depending on the wetland determination. Street Trees will be installed at select locations once the units are complete and subject to the approval of the Public Service Director.

**Landscaping:** The proposed plan includes an approximately 3' high buffer mound with various planting throughout. The mounds will be designed to not block storm water or cause any surface water flow issues for the new and existing properties. The final landscaping plan will be completed prior to the Final Planning Meeting. The purpose and intention of the landscape buffers is to provide natural screening between the new and existing properties. The care, maintenance and replacement of any of the trees/vegetation should be explicitly stated in the Homeowners Association Declaration.

**Buffer:** The buffer proposed with this development is 80' from the rear property line from the dwellings and 60' from the rear property to the new properties rear property line. This sized buffer is greater than some areas of New Hampton and MacIntosh Farms.

**Utilities:** All major utilities are available near the property. Overhead utilities are located on Broadview and most likely will be accessed from their underground into the development. New storm and sanitary sewers will be installed. The sanitary sewer most likely will connect to a stub from a previous phase of the New Hampton Development. After the Growth Planning and Zoning Meeting the City reached out to David Conley with First Energy to look into the issue about New Hamptons Power Outage. As of this review they have not had any noted issues or concerns. Fire Hydrants will be spaced out in accordance it the minimum standard requirements.

**Street Geometry:** The proposed geometry of the road and cul de sac meet City Standards. The curvature was evaluated for Fire Truck movement and met the requirements.

**Snow Plowing:** Petros Homes worked with the Director of Public Service to provide a snow relief area at the end of the cul de sac. This area will allow for snow to be pushed out of the roadway. This area is sown on the southern end of the cul de sac. No parking signs should be installed to prohibit people from parking in this area.

**Stormwater:** The current flow of water from this property is generally to the north east. The proposed development currently has proposed stormwater management basin located on the east side of the property. The basin will be designed to meet the City of Broadview Heights Volume requirements as well as the OhioEPA water Quality requirements. The peak discharge from the site will not be more than currently

leaves the site for the calculated critical year storm. Calculations and reports will be finalized and reviewed before the Safety/Service Meeting. At this stage in the process it has not been determined if the basin will be a wet or dry basin.

**Lighting:** Street lighting will be required at all intersection, cul de sacs and curves. In addition the parking areas may need additional lighting depending on the amount of foot-candles supplied by the other streetlights in the above mentioned locations.

**Traffic:** There are two main ingress and egress points for the proposed subdivision. One access on Broadview Road and the other on Boston Road. Shortly after the Growth Planning and Zoning Meeting the City reached out to ODOT District 4 (responsible for the Boston and Broadview intersection. Their response is below: “Thank you for letting us know about the new development. Since the all-way stop control conversion in July of 2018, the crash frequency and more importantly the crash severity has decreased. Also, a traffic count data obtained from StreetLight shows there has been no growth at this intersection on a typical weekday since the conversion. Thus, at this time, we do not see a need to conduct new traffic study at this intersection.

If the City believes the new development will cause congestion issues at the intersection, a capacity analysis of the no build and build conditions and intersection control evaluation should be included in the traffic study.”

The City required a traffic study be completed for this intersection and based on the report and analysis completed by Prime AE no signal is required for the Boston and Broadview intersection. The full traffic study is available for review and was provided as part of this submission.

Internally the City administration discussed the Macintosh and New Hampton intersection and based on discussion with the Police Chief there isn't a high frequency of accidents at this intersection. With that being said it appears there may be a high number of close calls. Therefore we plan to do the following: improve striping to limit drives shortcutting the turns into each development, install “Do Not Pass” signs on the south and northbound lanes (possibly solar blinking lights – we have not determined yet) and focus on traffic violations at this intersection. Ultimately it was the consensus of the City that the proposed development would not have a significant impact on this intersection whether it was for or 60 homes. Because of the low crash numbers the City will continue to evaluate the intersection and at this time is not prepared to make any significant changes.

**Trash Pickup & Mail:** The proposed street will be fully dedicated upon completion and receive full City's services including trash pickup. Mail pick up will be through a gang mailbox located near the guest parking in the middle of the development. The placement and exact location will be up to the United States Postal Service.

**Sidewalks:** The proposed development contains a 5' walk inside the entire development. There will be no sidewalks on Broadview Road or Boston Road. ADA curb ramps will be installed for safer pedestrian crossings at both of the intersections.

**Signage:** The City will work with the Petros Homes for the signage of the development. All monument signage should be approved by the Planning Commission. In addition as the project progresses the City would like to incorporate the Historical sign located near south west corner of the property into the design.

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:**

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