

**CITY OF BROADVIEW HEIGHTS
PLANNING COMMISSION MTG. & CAUCUS
AGENDA**

DATE: *April 11, 2018 (7:00 PM) (Caucus 6:30 PM)*

CALL TO ORDER: Todd Kinzer, Vice-Chairman Time: _____ PM

ROLL CALL:

PLANNING COMMISSION MEMBERS:

- ___ Todd Kinzer (Chairman)
- ___ Bill Ridgeway (Vice-Chairman)
- ___ Rick Porter
- ___ Kenneth Emling
- ___ Roy Stewart
- ___ Don Taylor (Alternate)
- ___ John Tamer (Alternate)
- ___ Robert Boldt (Council President / Representative)
- ___ Tom Pavlica (Council Alternate)
- ___ Michael Skvasik (Building Commissioner)
- ___ Gary Yelenosky (City Engineer)
- ___ Richard Pignatiello (Assistant Law Director)
- ___ Nancy Grattino (Building Dept. Secretary)

Additional CITY OFFICIALS Present:

- ___ Sam Alai (Mayor)
- ___ George Stelmaschuk (City Council)
- ___ Brian Wolf (City Council)
- ___ Jennifer Mahnic (City Council)
- ___ Joe Price (City Council)
- ___ Glenn Goodwin (City Council)
- ___ Kristina Sorensen (Economic Development)
- ___ David Schroedel (Service Director)
- ___ Vince Ruffa (Law Director)
- ___ Jeff Hajek (Fire Chief)
- ___ Joe Fleming (Assistant Fire Chief)
- _____
- _____

CASE # 18-PC07: STATE FARM –8078 BROADVIEW RD – TONYA WATKINS OF WATKINS LIGHTING & SIGN – WALL/BLDG SIGN

Applicant/ Rep.: Watkins Lighting & Sign
Tonya Watkins, Representative
300 Karl St., Berea, OH 44017

Property Address: 8078 Broadview Rd
State Farm

The Project under discussion is at the request of Tonya Watkins of Watkins Lighting & Sign for a wall/building sign.

Report by Building Commissioner: Appears to be code compliant sign if building frontage is greater than 13.3 ft.

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC08: LASTORIA’S AUTO SERVICE–600 E. ROYALTON RD – DON LASTORIA – OWNER – GROUND SIGN / LANDSCAPING

Applicant/ Owner: Don Lastoria, Owner
8567 Riverview Rd, Brecksville, Ohio 44141

Property Address: 600 E. Royalton Rd.

The Project under discussion is at the request of Don Lastoria, owner of Lastoria’s Auto Service for a ground sign / landscaping.

Report by Building Commissioner: *Allowable sign height 5’ and 40 sq. ft. in area. proposed sign area 13.25 sq. ft. structure. Structure area including sign 47.5 sq. ft. and 5’ tall. Height of AZEC trim on top of proposed sign is not shown.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC09: BISTRO 82 – 203 E. ROYALTON RD, UNIT 103 – EASY SIGN GROUP – WALL/BLDG SIGN

Applicant/ Rep.: Easy Sign – Matt Bryson, Representative
9478 Ravenna Rd., Twinsburg, Ohio 44087

Property Address: 203 E. Royalton Rd., Unit 103

The Project under discussion is at the request of Matt Bryson of Easy Sign Group for a wall/bldg. sign.

Report by Building Commissioner: *Code compliant sign.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC10: BRAEMER FARMS - BOSTON RD/BRAEMER DR. (INTERSECTION)– BRAEMER FARMS LLC/PETROS DEVELOPMENT, APPLICANT - GROUND SIGN / LANDSCAPING

Applicant/ Owner: Braemer Farms LLC, Owner
Petros Development – Greg Modic, Representative
10474 Broadview Rd., Broadview Hts., OH 44147

Property Address: Boston Rd / Braemer Dr.

The Project under discussion is at the request of Greg Modic with Petros Development for a ground sign / landscaping at the entrance of the Braemer Farms development.

Report by Building Commissioner: *Bar and sign are 7.88’ total height above grade, height at cupola is 11’9”. Sign of this type in residential district limited to 5’ height and 20 sq. ft. area. Note setback from ROW required is 10’.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

CASE # 18-PC04: EDGERTON COMMONS – EDGERTON RD – PPN: 584-20-005 & 006- PROPOSED RESIDENTIAL SUBDIVISION – CONSOLIDATION/SPLIT – 18 LOTS– PRELIMINARY APPROVAL - CONTINUATION

Applicant/ Rep./: Petros Development Corp. / Greg Modic, representative
Owner 10474 Broadview Road, Broadview Hts., OH 44147

Property Address: Edgerton Road – PPN: 584-20-005 & 006

The Project under discussion is at the request of Mr. Sam Petros, representing Petros Homes for the development of a 18 lot residential subdivision on Edgerton Road on PPN 584-20-005 and 584-20-006. This development would be subject to any requirements imposed by pending lot consolidations and splits necessary for the subdivision and variances from the Board of Zoning Appeals.

Report by Building Commissioner: *Lot sizes will be similar to Wiltshire & Rockys Court Developments. All variances were approved by the BZA on 4/4/18. Staff has no objection to the development.* _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC06: TOLLIS PKWY - PPN: 584-02-001- PROPOSED RESIDENTIAL DEVELOPMENT – 10 TOWNHOUSES – PRELIMINARY APPROVAL

Applicant/ Rep./: Jerry Salupo, representative

Owner: CTLS Limited
8710 Broadview Road, Broadview Hts., OH 44147

Property Address: Tollis Pkwy – PPN: 584-02-001

The matter under discussion is at the request of Mr. Jerry Salupo representative for CTLS Limited for the development and construction of 10 (ten) Townhouses on (PPN 584-02-001) on Tollis Parkway, Broadview Heights, Ohio 44147. This development would be subject to any Board of Zoning Appeals variances requested for this development and previous requirements of the planning commission.

Report by Building Commissioner: _____

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

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NEW BUSINESS: _____

OLD BUSINESS: _____

APPROVAL OF MINUTES: March 14, 2018 _____

MOTION TO ADJOURN: _____

SECOND BY: _____

ADJOURNED AT: _____ **PM**