



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

June 9, 2023

**Meeting on Wednesday, June 14, 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**

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|---|---|
| <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"/> Jeff Hajek (Fire Chief)              |
| <input type="checkbox"/> Gina Zdanowicz (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 2023-PC #03:**

**Site Address: Vacant Land Broadview & Boston Rd-  
PPN: 585-23-002**

**Applicant: The MacIntosh Land Company, Limited Partnership / Petros Development  
Owner(s): Zaremba 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. (asking for Final Approval).**

### **Report by the Building Commissioner and the City Engineer:**

The Building Department and Engineering Department have reviewed the plans for Bordeaux Crossings and have the following comments:

The applicant is requesting the construction of 60 town homes in the northeast corner of Boston and Broadview Road that was recently rezoned from C-2 to B-1.

- **Building**- No variances are needed on this project. All the B-1 guidelines have been followed according to our codified. Petros Homes has met with our administration (Mayor, Fire, Police, Service and Engineering) multiple times to correct any inefficiencies. The project as submitted meets code.
- **Traffic** – Ingress and egress drives are located approximately 500’ away from Boston Road and Broadview Road Intersection. In January, Prime AE completed a traffic study for the proposed subdivision and surrounding road networks. After review of the study, it is concluded that the proposed development will have minimal impact to the surrounding road network. Due to previous resident concerns which don’t impact this subdivision the City is evaluating the intersection at New Hampton and Macintosh and will be discussing at an upcoming Safety/Service meeting.
- **Wetlands/Tree Removal** - There are a number of wetlands on the property. The applicant is requesting to fill 0.37 acres of isolated wetlands under the regulations of the Ohio EPA. Based on the USACE there are another 1.48 acres which won’t be impacted and will be protected during construction. The applicant has filed and received approval from the Ohio EPA to fill the 0.37 acres of isolated wetlands by purchasing offsite wetland credits. The remaining wetlands will be fenced off and protected during construction. Since the wetland fill permit is with OPEA, not the USACE there is not any restriction on tree clearing placed by Fish and Wildlife as part of the permit, therefore applicant is able to clear trees anytime.
- **Sanitary Sewer** – The proposed development will be serviced by an 8” sanitary sewer that will tie into an existing stub that runs from Andover Circle. The applicant is providing the City an access easement via a grass/gravel drive to access manholes outside of the right of way.
- **Pavement** – The applicant has provided a concrete and asphalt cross section and will select one based on the City’s preference. The asphalt section includes” 3” 304 aggregate base, 4” bituminous aggregate base 1.5” asphalt intermediate course, 1.5” asphalt surface course, and concrete curb and gutter (4” rolled curb). The concrete section includes 2” aggregate base and 6” fiber cement concrete.
- **Stormwater** – The proposed subdivision drains into a retention basin located at the north east corner of the property. There are a series of catch basins in the rear of the lots that drain between the units and eventually flow into the retention basis. The basin design meets the required Ohio EPA water quality requirements and far exceeds the City’s critical storm requirements. Basin maintenance will be the responsibility of the Home Owner’s Association.
- **Water** – The proposed subdivision will be serviced by an 8” water main which will contain a 4” loop around the cul de sac. The Cleveland Water Department is currently reviewing the proposed waterline.
- **Sidewalks** – As required by code the applicant is providing sidewalks to the interior of the subdivision. There won’t be any sidewalks along Boston or Broadview however applicant is grading and preparing the area for future sidewalks.
- **Snow Removal** – Applicant is providing a snow removal pad at the end of the cul de sac. In addition the applicant will be stipulate in the HOA documents that snow removal for the housing units will not interfere with City plowing.
- **Buffers and Encroachments**- Currently there are several encroachments on the property which will have to be moved prior to work (swing sets/playsets, gardens, etc. – from residents in New Hampton). The applicant is constructing landscape mounds around most of the perimeter of the site to help provide screening for New Hampton and future residents of the Town Homes.
- **Parking/Emergency Access** – The proposed development will have four separate off street parking areas which provide an additional 18 parking spots. One of the parking areas contains the common mailbox for the development. The road width and geometry was designed per City Code requirements and evaluated using the City’s Fire Truck movements. The cul de sac and streets meet or exceed City requirements.
- **Landscaping** – Development far exceeds (57%) the minimum 40% required greenspace.

## **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

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**OLD BUSINESS:**

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**NEW BUSINESS:**

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**COUNCIL NEWS/UPDATES:**

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**APPROVAL OF MINUTES:**

**Meeting Minutes of March 22, 2023 and April 26, 2023**

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

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