



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

July 2, 2020

Meeting on Wednesday, July 8, 2020 at 7:00 p.m. with Caucus starting at 6:30 p.m.

CALL TO ORDER: , Chairman

Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- | | |
|---|---|
| <input type="checkbox"/> Todd Kinzer, Chairman | <input type="checkbox"/> VACANT |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> John Tamer (alternate) |
| <input type="checkbox"/> Brad Clifford | <input type="checkbox"/> Don Taylor (alternate) |
| <input type="checkbox"/> Kenneth Emling | |

COUNCIL & CITY OFFICIAL MEMBERS present

- | | |
|--|---|
| <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"/> Kristina Sorensen (Economic Development Coordinator) | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate) |
| <input type="checkbox"/> Richard Pignatiello (Assistant Law Director) | |

Additional CITY OFFICIALS present

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

CASE 2020-PC #07:

Site Address: 4310 Harris Rd
PPN: 583-11-001
Applicant: Triban Investment, LLC
Owner(s): Harris Road Development Co., LLC

- The matter under discussion is at the request of Triban Investments, LLC, representing Harris Road Development Co. LLC for the development of a 14 lot residential subdivision on Harris Road on PPN 583-11-001. All 14 lots are buildable lots as platted and no variances will be needed.

Report by the Building Commissioner: No Objections

Report by the City Engineer:

- 1) It is recommended that the development provide a 20' Landscape buffer on the north, east and west sides of the development.
- 2) With the addition of the pump station the developer will be required to provide a sanitary capacity analysis on the main on Harris Road.
- 3) The lots conform to 1246.05 LOT DESIGN. (A) Area and Width of Lots (One-Family Subdivision). The area and width shall be not less than required by the Zoning Code and shall be appropriate for the neighborhood and type of development proposed. Easements for drainage ways and land subject to flooding may be included in the determination of lot area or width. The width of a lot shall be not less than required at the front yard building line. On curved streets the front lot line or rear lot line may be less but the chord shall be not less than 55% of the required width at the building line.
- 4) Cul-da-secs were provided in a manner that allows for future connectivity – a guideline of the new master plan.

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>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Todd Kinzer	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<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 2020-PC #10:

Site Address: 5001 E. Royalton Road
 PPN: 583-20-012
 Applicant: Brandon Kline of Wild Eagle Saloon
 Owner(s): 5001 Royalton Road LLC

- The matter under discussion is at the request of Brandon Kline of Wild Eagle Saloon at 5001 E. Royalton for a Modified Conditions Project. Modification is to expand the restaurant to vacant adjacent space of 4,800 sq. ft. within the building. The recent lot consolidation opened up parking to accommodate for this expansion.

Report by the Building Commissioner: No Objections; Safety and Service Committee to take a look at parking, but is conforming to code.

Report by the City Engineer: No objection.

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>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Todd Kinzer	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<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 #11:

Site Address: 9427 Broadview Rd.

PPN: 583-26-032

Applicant: Laura Pacanin of Lava Massage

Owner(s): Laura Pacanin of Lava Massage

- The matter under discussion is at the request of Laura Pacanin of Lava Massage and Spa at 9427 Broadview Rd. to construct a new 4235 sq. ft. building in SPDB. This building will follow SPDB building requirements as specified in the Planning and Zoning Code.

Report by the Building Official: No objections, however stucco walls need to be addresses – flat surfaces without breaking up flat walls.

Report by the City Engineer: The Engineering Department recommends preliminary approval. Applicant should provide the Building Department with the Zoning checklist to make sure proposed layout does not require any variances. Access, site plan and storm water management will be reviewed as part of the Safety & Service meeting.

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>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Todd Kinzer	<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"/>
Brad Clifford	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Don Taylor	<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:

ADJOURNED AT: _____ P.M. *