



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

August 9, 2023

**Meeting on Wednesday, August 9, 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"/> Gina Zdanowicz (BZA/PC/Building Dept. Admin Asst.) | <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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### **PC CASE #2023-10**

Site Address: 10035 Broadview Road

PPN: 585-17-008

Applicant: DHA Architects, LTD., David Harala Architect

Owner(s): Mark Paine, Hy-Tech Products

The matter under discussion is at the request of DHA Architects, LTD., representing Mark Paine, Hy-tech Products Inc. to construct a 12,000 sq. ft. addition for the expansion of an existing warehouse located at 10035 Broadview Road (**Preliminary Site Plan Approval**)

**Report by the Building Commissioner and City Engineer:** The rear setback will require a 25' variance from the required 50'. Planning Commission would have to approve before they send to BZA for the variance. Once approved by BZA it goes back to PC for final approval.

The application is for the Expansion of Existing Warehouse. The current site is within an E-2 Light Industrial Zoning District. The site fronts on Broadview Road and has on the north side a lot zoned E-2 and on the south Towpath Road. The addition is a 100' x 120' added on to the existing building. The following requires are for an E-2 Light Industrial Zoning District.

Usage – Office Warehouse	Complies
Side Yard - 25' minimum, 75' minimum both sides	20' & 55' Shown - Complies
Rear Yard – 50' minimum	25' Shown – Variance Req'd.
Height – 75' Maximum	One Story Shown – Complies
Max Lot Coverage – 40%	Approx. 40% Open - Complies

The site plan shows no eight additional parking on the site. There is an existing building off of Towpath Road to the rear of the site. Engineering does not feel that a rear yard variance would have any effect on the adjacent parcel.

**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

**PC CASE #2023-12**

Site Address: 2256 W. Royalton Road  
 PPN: 584-06-018  
 Applicant: Krystyna and Andy Pietazycki  
 Owner(s): Krysyna Pietazycki

The matter under discussion is at the request of Krystyna and Andy Pietazycki at 2256 W. Royalton Rd. for a variance to erect a 6’ vinyl fence beyond the front setback of the proposed house. 1312.06(D) (2) (c) all other fences are prohibited in the front yard unless approval is given by a simple majority of Planning Commission.

**Report by the Building Commissioner:** If variance is granted tonight, no work can commence until house drawings are submitted and fully approved. No fencing can be installed without a main dwelling. All variances expire one year from approval date.

**Report by the City Engineer:** The applicant is requesting to install a 6” fence along the western property line of the lot. Per Section 1312.06 (d) (7) (c) 4. of the City of Broadview Heights code a 6’ fence is permitted but it required to be in the rear yard. This fence would be in the front of the house but would be the continuation of an existing fence on the adjoining property. The proposed house on this property is setback further then the house on the west side and the fence would provide screening for the rear yard of the other lot. The Engineering Department will review for grading and drainage if approved.

**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

**PC CASE #2023-13**

Site Address: 8075 Town Centre Drive  
PPN: 583-26-074  
Applicant: Joe Carollo  
Owner(s): JPMS Property Two LLC.

The matter under discussion is at the request of Joe Carollo of JPMS Property for a modification approval of the previously approved office building located at 8075 Town Centre Drive. **(Final Approval)**

**Report by the Building Commissioner and City Engineer:** The proposed development of this site is a 28,014 sq. ft. Flex Space Office with Warehouse. The proposed site is within the SPDB Special Planning District Zone B District. The total usage for Business in this district is currently 12.6%, therefore this development is permitted. The site would be developed using E-2 Light Industrial Zoning requirements. The following are the requirements for this district;

Lot Area – 1 acre required	2.92 acres site	Complies
Lot Width – 150’ required	637’ site width	Complies
<u>Building</u>		
Front Yard – 100’ from ROW	271.75 shown	Complies
Side Yard – Abutting Non-Res.		
25’ minimum	72.6’ shown	Complies
75’ total	217.33 shown	Complies
Rear Yard – Abutting Non-Res.		
15’ minimum	51’ shown	Complies
<b><u>Parking Areas and Drives</u></b>		
Front Yard – 75’ required	198.5 shown	Complies
Side Yard – Abutting Non-Res.		
10’ required	13.83 shown	Complies

Rear Yard – Abutting Non-Res.

10' required

11' shown

Complies

Minimum Landscaped Area

30%

31% shown

Complies

Maximum Height

75'

42' shown

Complies

**Parking Requirements**

1 space/350 sq. ft.

(81 required)

115 shown

Complies

The drawings show that trucks can access and traverse around the building. The development also shown a landscape buffer on the rear of the property which will help screen the site. The site also show the addition of a fire hydrant near the new building and that it will have full fire suppression system installed. Engineering and Building Depts. finds the proposed site is in compliance with all requirements. Furthermore, the members of the safety and service departments have reviewed the plans and have no objections or adjustments to the submitted modified plan.

**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 June 28, 2023**

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

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