



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

August 23, 2023

Meeting on Wednesday, August 23, 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 | |

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) |

Additional CITY OFFICIALS

- | | |
|---|--|
| <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 #2023-14

Site Address: 3370 Harris Road and 3290 Harris Road
PPN: 582-24-043 and 582-24-044
Applicant: Antony and Mark George
Owner(s): Antony George

The matter under discussion is at the request of Antony and Mark George for a lot split and consolidation of parcels 582-24-043 (rear SW portion) and consolidated to 582-24-044 owned by Terry Malek and Linda Weiss.

Report by the Building Commissioner:

Report by the City Engineer:

The existing parcel, (PPN 582-24-043), owned by Anthony M. George, is 6.7892 acres. The owner is requesting a lot split of 0.8195 acres of his rear yard. The split parcel will be sold to, (PPN 582-24-044), owned by Terry Malek/Linda Weiss and the Plat will consolidate the 0.8195 acre parcel with their property. The lot split and consolidation will create no new buildable lots. The consolidation will increase (PPN 582-24-044 from 0.68 acres to 1.5726 acres. Engineering recommends approval of the Lot Split and Consolidation Plat.

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 #2023-15

Site Address: 5025 E. Royalton Road
 PPN: 583-20-016 and 583-21-007
 Applicant: Andy Gray, Mann Parsons Gray Architects, Inc.
 Owner(s): 5025 Broadview Heights, LLC.

The matter under discussion is at the request of Charles “Andy” Gray of Mann Parsons Gray Architects, Inc., representing 5025 Broadview Heights, LLC., Fleet Team, Inc. for Phase 1: The renovation of the former Vatterott College into an office building.

Report by the Building Commissioner:

Report by the City Engineer: The proposed development of this site is the renovation of the existing Vatterott College building into Office Space. The existing building has 2 floors of 18,644 sq. ft. Both floors will be renovated, both interior and exterior for the proposed usage as office space. The proposed site is zoned E-1 Office – Laboratory District. The following are the requirements for this district;

Lot Area – 1 acre required	7.5 acres site	Complies
Lot Width – 150’ required	As shown	Complies
Building		
Front Yard – 100’ from ROW	As Shown	Complies
Side Yard – Abutting Non-Res. 25’ minimum	As Shown	Complies
75’ total	As Shown	Complies
Rear Yard – Abutting Non-Res. 15’ minimum	As Shown	Complies
Parking Areas and Drives		
Front Yard – 75’ required	As shown	Complies
Side Yard – Abutting Non-Res. 10’ required	As shown	Complies
Rear Yard – Abutting Non-Res. 10’ required	As shown	Complies
Minimum Landscaped Area 30%	As shown	Complies
Maximum Height 75’	Existing Building	Complies

Parking Requirements

1 space/350 sq. ft.
(109 required)

110 shown

Complies

The drawings show that the site will be accessed off a proposed roadway which the city will be constructing. A secondary access point will be across the Wild Eagles Parking Lot which has a Roadway Easement on it. This access will be gated off in the future. The pavement was approved when the College was built.

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

OLD BUSINESS

NEW BUSINESS

COUNCIL NEWS/UPDATES

APPROVAL OF MINUTES

Meeting Minutes of August 9, 2023

ADJOURNED AT: _____ P.M.