



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

August 21, 2020

Meeting on Wednesday, August 26, 2020 at 7:00 p.m. with Caucus starting at 6:30 p.m.

**CALL TO ORDER:** , Chairman

Actual Start Time: \_\_\_\_\_

## **ROLL CALL:**

Present were:

### **PC MEMBERS**

- |   |   |
|---|---|
| <input type="checkbox"/> Kenneth Emling, 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"/> Todd Kinzer                  |   |

### **COUNCIL & CITY OFFICIAL MEMBERS**

---

- |  |   |
|--|---|
| <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**

- |   |   |
|---|---|
| <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 #09:**

Site Address: 0 Town Center Dr.  
PPN: 583-26-076  
Applicant: Greg Modic  
Owner(s): Petros Development Group

The matter under discussion is at the request of Greg Modic of Petros Development Group for **Final Approval** for the development of a high density single family cluster residential homes comprised of 19 units within five buildings located off Town Center Dr.

Report by the Building Commissioner: No objection due to the fact the Fire Department approved the fire truck turn around without installing a cul-de-sac or through road.

Report by the City Engineer: No Objections

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<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"/>
Todd Kinzer	<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 #16:**

Site Address: 1551 E Wallings Rd  
 PPN: 581-25-035  
 Applicant: Vanessa Butler  
 Owner(s): Lawrence School

The matter under discussion is at the request of Vanessa Butler, representative of Lawrence School to **resurface the existing pillars of the ground sign.**

Report by the Building Commissioner: No Objections

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<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"/>
Todd Kinzer	<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 #17:**

Site Address: 4001 Towpath Rd #A  
 PPN: 585-17-012  
 Applicant: Terry Delap / Nano Brewery  
 Owner(s): Broadview Business Center Ltd. / Don Lydon

The matter under discussion is at the request of Terry Delap for a **Conditional Use** for a 3.5 BBL Nano Brewery at 4001 A Towpath. 1280.03(j)(3) allow brewery but 1280.03(k)(3) needs Conditional Use for restaurant/food sales.

Report by the Building Commissioner: No Objections

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<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"/>
Todd Kinzer	<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 #18:**

Site Address: 1551 Towpath Rd

PPN: 585-17-014

Applicant: David Harala

Owner(s): Manera Properties

- The matter under discussion is at the request of David Harala representing Manera Properties for a **Modified Use** to add Phase II addition onto Manera Office/Warehouse at the above address.

Report by the Building Commissioner: No Objections

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>
Kenneth Emling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT	<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"/>
Todd Kinzer	<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:**

**None**

---

---

**OLD BUSINESS:**

**None**

---

---

**APPROVAL OF MINUTES:**

**None**

---

---

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