



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

September 18, 2020

Meeting on Wednesday, September 23, 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"/> Kenneth Emling, Chairman | <input type="checkbox"/> Kristina Sorensen |
| <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"/> 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"/> 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 #11:

Site Address: 9427 Broadview Rd.
PPN: 583-26-032
Applicant: Laura Pacanin (Lava Spa)
Owner(s): Lava Holding Share LLC

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 Commissioner: No objection.

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 #19:

Site Address: 5875 Mill Rd & Vacant Land
 PPN: 582-21-018 & 582-21-004
 Applicant: Diane Sebian
 Owner(s): Diane Sebian

The matter under discussion is at the request of Diane Sebian for a **lot split and consolidation** of parcels 582-21-018 and 582-21-004 (Parcel "A"). Both parcels are located on E. Mill Rd.
 *Note Parcel "B" will need some variances to be a buildable lot and the applicant is aware of the possibility of an unbuildable lot.

Report by the Building Commissioner: Note Parcel "B" will need some variances to be a buildable lot and the applicant is aware of the possibility of an unbuildable lot.

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 #20:

Site Address: 9255 Broadview Rd.
 PPN: 583-26-044
 Applicant: Brilliant Electric Sign Co.
 Owner(s): Michelle Lastovka (Sangomas Closet)

The matter under discussion is at the request of Brilliant Electric Sign Co. for an **illustrated and channel lettered sign**. Signs in SPDA refers back to 1328.09 table allowing 40 sq. ft. of signage per frontage of a C1 district.

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 2019-PC #35:

Site Address: 1780 W. Royalton Rd

PPN: 581-08-004, 005, 006

Applicant: Tom Sutcliffe

Owner(s): Dress Homes

The matter under discussion is at the request of the above applicant for a **new subdivision of 36 townhouses.**

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:

Meeting on July 8, 2020, August 12, 2020 & August 26, 2020

ADJOURNED AT: _____ P.M.