



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

November 3, 2023

Meeting on Wednesday, November 8, 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

- Kenneth Emling, Chairman
- Meredith Davis
- Andrea Staruch

- Brian Culley
- John Tamer (alternate)
- Vacant (alternate)

COUNCIL & CITY OFFICIAL MEMBERS

- Joe Mandato (Building Official)
- Gina Zdanowicz (BZA/PC/Building Dept. Admin Asst.)
- Gary Yelenosky, PE (City Engineer)
- Richard Pignatiello (Assistant Law Director)
- Jeff Hajek (Fire Chief)
- Joe Fleming (Assistant Fire Chief)
- Robert Boldt (Council Rep.)
- Tom Pavlica (Council Rep. Alternate)

Additional CITY OFFICIALS

- Sam Alai (Mayor)
- David Schroedel (Service Director)
- Vince Ruffa (Law Director)
- Joe Grandinetti (Assistant Law Director)
- Dean DePiero (Assistant Law Director)
- George Stelmaschuk (City Council)
- Glenn Goodwin (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)
- Joe Price (City Council)

PC CASE #2023-18

Site Address: 1123 W. Royalton Road

PPN: 583-04-031

Applicant: Greg Seifert, Architect, Sgt. Clean Car Wash

Owner(s): Sgt. Clean Broadview Holdings LLC.

The matter under discussion is at the request of Schramn Signs to install new wall signs for Sgt Clean Car Wash. Main sign will be located at the same location of the building (1328.09(A) this sign will need a 13 sq. ft. variance), and additional sign on the west facade of the building (1328.09(A) one wall sign per occupant and additional 28 sq. ft. variance). Also asking for a directional sign that is 12 sq. ft. needing a 10 sq. ft. variance (per 1328.09(C) (1)). Monument signs are inserts already approved by Building Department.

Report by the Building Commissioner: No comment.

Report by the City Engineer: Engineering has no comment. Two sign locations are in the approved location on the existing building. The two new are acceptable to engineering with Planning Commission approval.

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 #2023-19

Site Address: 7955 Broadview Road
PPN: 581-23-094
Applicant: Ruff Neon & Lighting
Owner(s): Strong Style Holdings LLC.

The matter under discussion is at the request of Ruff Neon & Lighting, to install two wall signs for Strong Style located at 7955 Broadview Rd. One sign will be located at northwest corner of the building and the other is a vinyl illustration of the coliseum. Northwest sign is code compliant per ordinance 1328. The illustration will need a full variance to be allowed. Strong Style is also asking to cover windows with decals to hide the permanently stained window (per 1328.09(A) only allows 20% of total glass area).

Report by the Building Commissioner: No comment.

Report by the City Engineer: Engineering has no comments on signage.

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 #2023-10

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 **(Final Approval)**.

Report by the Building Commissioner: No comment.

Report by the City Engineer: 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 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	26’-7” & 55’ Shown - Complies
Rear Yard – 50’ minimum	30’-4” Shown – Variance Req’d.
Height – 75’ Maximum	One Story Shown – Complies
Max Lot Coverage – 40%	Approx. 40% Open - Complies

The site plan shows no additional parking on the site. Requirement show a minimum of one required. There is an existing building off of Towpath Road to the rear of the site. Engineer 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 #2023-15

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 (**Final Approval**).

Report by the Building Commissioner: No comment.

Report by the City Engineer: Engineering has no comment on final approval of Fleet Team HQ. The plans are in conformance with pervious plans.

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 October 11, 2023

ADJOURNED AT: _____ P.M.
