

**CITY OF BROADVIEW HEIGHTS  
PLANNING COMMISSION MTG. & CAUCUS  
AGENDA**

**DATE:** *November 14, 2018 (7:00 PM) (Caucus 6:30 PM)*

**CALL TO ORDER:** Todd Kinzer, Chairman Time: \_\_\_\_\_ PM

**ROLL CALL:**

**PLANNING COMMISSION MEMBERS:**

- \_\_\_ Todd Kinzer (Chairman)
- \_\_\_ Bill Ridgeway (Vice-Chairman)
- \_\_\_ Rick Porter
- \_\_\_ Kenneth Emling
- \_\_\_ Roy Stewart
- \_\_\_ Don Taylor (Alternate)
- \_\_\_ John Tamer (Alternate)
- \_\_\_ Robert Boldt (Council President / Representative)
- \_\_\_ Tom Pavlica (Council Alternate)
- \_\_\_ Michael Skvasik (Building Commissioner)
- \_\_\_ Gary Yelenosky (City Engineer)
- \_\_\_ Richard Pignatiello (Assistant Law Director)
- \_\_\_ Nancy Grattino (Building Dept. Secretary)

**Additional CITY OFFICIALS Present:**

- \_\_\_ Sam Alai (Mayor)
- \_\_\_ George Stelmaschuk (City Council)
- \_\_\_ Brian Wolf (City Council)
- \_\_\_ Jennifer Mahnic (City Council)
- \_\_\_ Joe Price (City Council)
- \_\_\_ Glenn Goodwin (City Council)
- \_\_\_ Kristina Sorensen (Economic Development)
- \_\_\_ David Schroedel (Service Director)
- \_\_\_ Vince Ruffa (Law Director)
- \_\_\_ Jeff Hajek (Fire Chief)
- \_\_\_ Joe Fleming (Assistant Fire Chief)

**CASE # 17-37: DISCOUNT DRUG MART – 9318 BROADVIEW RD – PPN: 583-04-004, 005 & 006 – FABO ARCHITECTURE– NON-RESIDENTIAL DEVELOPMENT OF RETAIL STORE – FINAL APPROVAL - REVISED**

Applicant: Fabo Architecture  
1736 Columbus Road, Cleveland, Ohio 44113  
Property Address: 9318 Broadview Rd – PPN: 583-04-004, 005 & 006

This project is at the request of Fabo Architecture for the commercial development of a Discount Drug Mart on PPN: 583-04-004, 005 and 006 on Broadview Road. The three parcels for this development were approved by Planning Commission for a lot consolidation on 8-22-18. This project was Tabled at the 9-26-18 Planning Commission meeting with requested revisions for the final approval.

**Report by Building Commissioner:** Materials changed. No objection to approval.

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 18-PC27 – UNIVERSITY HOSPITAL - EMERGENCY – 5901 E. ROYALTON RD – APEX PINNACLE SERVICES, LLC – SIGNS (4)– WALL/BLDG – REVISED - CONTINUATION**

Applicant: Apex Pinnacle Services, LLC – Bill Holsman  
1873 East 55<sup>th</sup> St., Cleveland, Ohio 44108  
Property Address: 5901 E. Royalton Rd – UH

This project is at the request of Mr. Bill Holsman for 4 (four) wall/bldg. – one on each elevation.

**Report by Building Commissioner:** *No objection to approval. We allowed some very generous signage for the Wild Eagle Saloon. I take no exception to a spirited discussion regarding the UH signage and feel we should be generous with what is allowed at an emergency facility. We should make it easier to find an Emergency facility than a bar.*

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 18-PC30 – BOBO (TASTE OF EUROPE) – 8130 BROADVIEW RD – SLOBODAN MIJIC, BUSINESS OWNER – WALL/BLDG SIGN**

Applicant: Slobodan Mijic, Business owner  
Sign Contractor: DK Grafix Ltd.  
17149 S. Red Rock Dr., Strongsville, OH 44136  
Property Address: 8130 Broadview Rd. – BOBO Taste of Europe

This project is at the request of Mr. Slobodan Mijic, owner of BOBO Restaurant for a wall/bldg. sign.

**Report by Building Commissioner:** *Code compliant sign.* \_\_\_\_\_

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 18-PC31 SIGNS “A” & “B” – THE AVENUE – 1201 AKINS RD – CARL HOLBROOK, OWNER – GROUND SIGN (DOUBLE FACED) & 2 DIRECTIONAL SIGNS**

Applicant: Carl Holbrook, Business owner  
Sign Contractor: Medina Signs  
411 W. Smith Rd., Medina, OH 44256  
Property Address: 8130 Broadview Rd. – BOBO Taste of Europe

This project is at the request of Mr. Carl Holbrook, owner of The Avenue for a double faced monument sign and landscaping and two directional signs.

**Report by Building Commissioner:** *Sign “A” code compliant. No objection to sign “B”, these are necessary signs.* \_\_\_\_\_

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 18-PC06: TOLLIS PKWY - PPN: 584-02-001- PROPOSED RESIDENTIAL DEVELOPMENT – 8 TOWNHOUSES (REVISED 5-14-18) – FINAL APPROVAL - CONTINUATION**

Applicant/ Rep./: Jerry Salupo, representative  
Owner: CTLS Limited  
8710 Broadview Road, Broadview Hts., OH 44147  
Property Address: Tollis Pkwy – PPN: 584-02-001

The matter under discussion is at the request of Mr. Jerry Salupo representative for CTLS Limited for the development and construction of 8 (eight) Townhouses on (PPN 584-02-001) on Tollis Parkway, Broadview Heights, Ohio 44147. This development was given preliminary approval on 6-13-18 and variances were approved on 6-6-18.

**Report by Building Commissioner:** 1.) Current site plan shows 3 parking spaces by building #1 – requires variances. 2.) Recommend performance bond to cover fence installation. 3.) Approval can be given conditional on Council approval. Landscaping is shown. Must show all material samples.

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**CASE # 18-PC26 – SIGNS A, B & C (add on): GIANT EAGLE CURBSIDE EXPRESS – 4343 ROYALTON RD – APEX PINNACLE SERVICES, LLC – SIGNS – WALL/BLDG & PARKING LOT MONUMENT/POLE –ADD ON 2 ADDITIONAL SIGNS IN PARKING LOT**

Applicant: Apex Pinnacle Services, LLC – Bill Holsman  
1873 East 55<sup>th</sup> St., Cleveland, Ohio 44108  
Property Address: 4343 Royalton Rd – Giant Eagle

This project is at the request of Mr. Bill Holsman to remove both previously requested signs for the wall/bldg. and the parking lot monument/pole signs and submitting in for two new parking space signs (double-sided) for the Giant Eagle curbside express. The signs to be approved are as follows:

- Sign A – Wall/Bldg. sign – (Giant Eagle – curbside express) – **REQUEST TO WITHDRAW**
- Sign B – Parking Lot Monument/Pole – (curbside express – pick-up here) – **WITHDRAWN AT 9/26/17 PC MTG.**
- Sign C – Parking Space signs (2-sided) – (curbside express – park here)

**Report by Building Commissioner:** No objection to sign “C” (signs are already installed).

**Presentation by Applicant:** \_\_\_\_\_

**Discussion by Public Attendees:** \_\_\_\_\_

**Motion to APPROVE / DENY:** \_\_\_\_\_

**NEW BUSINESS:** \_\_\_\_\_

**OLD BUSINESS:** \_\_\_\_\_

**APPROVAL OF MINUTES: October 24, 2018**

**MOTION TO ADJOURN:** \_\_\_\_\_

**SECOND BY:** \_\_\_\_\_

**ADJOURNED AT:** \_\_\_\_\_ **PM**