

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

DATE: *November 28, 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 # 18-PC31 SIGNS "B" – THE AVENUE – 1201 AKINS RD – CARL HOLBROOK, OWNER –
2 DIRECTIONAL SIGNS - CONTINUATION**

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 two directional signs.

Report by Building Commissioner: No objection
Presentation by Applicant: _____
Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

**CASE # 18-PC26 – SIGNS C: GIANT EAGLE CURBSIDE EXPRESS – 4343 ROYALTON RD – APEX PINNACLE
SERVICES, LLC – SIGNS –2 PARKING LOT SIGNS (Parking spaces) - CONTINUATION**

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

This project is at the request of Mr. Bill Holsman for two new parking space signs (double-sided) for the Giant Eagle curbside express. The signs to be approved are as follows:

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: _____

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.) Recommend performance bond to cover fence installation. 2.) 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-PC32 SIGNS-RED“A1, A2” & SIGNS-RED“B1, B2” – MCDONALDS – 4618 E ROYALTON RD – SES(SITE ENHANCEMENT SERVICES), APPLICANT – 2 MENU BOARD REPLACEMENTS AND 2 PRE-MENU BOARD REPLACEMENTS

Applicant: SES (Site Enhancement Services) – Brandon Gnatt
6001 Nimitz Parkway, South Bend, IN 46628
Sign Contractor: Philadelphia Sign
707 West Spring Garden Street
Property Address: 4618 E. Royalton Road - McDonalds

This project is at the request of Brandon Gnatt of Site Enhancement Services, representative for McDonalds to replace two (2) (signs-RED “B1, B2”) existing menu boards and two (2)(signs-RED“A1, A2”) existing pre-menu boards (which were never approved with the original sign submittal).

Report by Building Commissioner: No Objection

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

NEW BUSINESS: _____

OLD BUSINESS: _____

APPROVAL OF MINUTES: November 14, 2018

MOTION TO ADJOURN: _____

SECOND BY: _____

ADJOURNED AT: _____ PM