

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

DATE: *March 28, 2018 (7:00 PM) (Caucus 6:30 PM)*

CALL TO ORDER: Todd Kinzer, Vice-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-PC01: FUERST AUTOMOTIVE –8116 BROADVIEW RD – PPN: 581-16-007– ROBERT & SHERI STOUT, OWNERS – GLEN RAMAGE, REPRESENTATIVE – NON-RESIDENTIAL ADDITION OF AN EXISTING BUILDING AND PARKING – FINAL APPROVAL

Applicant/ Rep.: Glen Ramage, Rep.
7980 Elmhurst Dr., Broadview Hts., OH 44147

Owner: Fuerst Automotive
Robert & Sheri Stout - owners

Property Address: 8116 Broadview Rd
PPN: 581-16-007

The Project under discussion is at the request of Mr. Robert Stout representing, Fuerst Automotive for final approval for the non-residential development to expand the existing Fuerst Automotive facility and associated parking. Fuerst Automotive is located at 8116 Broadview Road on PPN: 581-16-007.

Report by Building Commissioner: *Variances were approved in November 2017. Planning Commission Preliminary Approval was given on February 14, 2018. Safety Service reviewed the project on 2-26-18.*

Presentation by Applicant: _____

Discussion by Public Attendees: _____

Motion to APPROVE / DENY: _____

CASE # 18-PC05 (OLD CASE #16-44): ZINC BVH, LLC – NW CORNER OF AVERY RD/ROYALTON RD – PPN: 583-13-011, 016 & 017– NON-RESIDENTIAL DEVELOPMENT – INSURANCE OFFICE COMPLEX – REVISED PRELIMINARY APPROVAL

Applicant/ Owner: Zinc BVH, LLC / Seth Zaremba
3505 E. Royalton #110., Broadview Hts., OH 44147

Property Address: Avery Rd./Royalton Rd.
PPN: 583-13-011, 016 & 017

The Project under discussion is at the request of Mr. Seth A. Zeremba representing Zinc BVH, LLC for the non-residential development of a new office complex and associated parking. The facility will be constructed on the NW corner Royalton and Avery Road on a portion of PPNs: 583-13-011, 016, 017. This development would be subject to any requirements imposed by pending lot consolidations and splits necessary for the project.

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

CASE # 18-PC04: EDGERTON COMMONS – EDGERTON RD – PPN: 584-20-005 & 006- PROPOSED RESIDENTIAL SUBDIVISION – CONSOLIDATION/SPLIT – 18 LOTS– PRELIMINARY APPROVAL –

Applicant/ Rep./: Petros Development Corp. / Greg Modic, representative
Owner 10474 Broadview Road, Broadview Hts., OH 44147

Property Address: Edgerton Road – PPN: 584-20-005 & 006

The Project under discussion is at the request of Mr. Sam Petros, representing Petros Homes for the development of a 18 lot residential subdivision on Edgerton Road on PPN 584-20-005 and 584-20-006. This development would be subject to any requirements imposed by pending lot consolidations and splits necessary for the subdivision.

Report by Building Commissioner: Lot sizes eill be similar to Wiltshire Development.
Presentation by Applicant: _____
Discussion by Public Attendees: _____
Motion to APPROVE / DENY: _____

NEW BUSINESS: _____
OLD BUSINESS: _____
APPROVAL OF MINUTES: March 14, 2018 _____
MOTION TO ADJOURN: _____
SECOND BY: _____
ADJOURNED AT: _____ PM