



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING MINUTES

January 11, 2023

Editor's Note: These minutes are not an actual verbatim transcript of the meetings, but merely intended to be a detailed synopsis of the discussion and decisions that took place during the meeting. Upon acceptance of the minutes by the Planning Commission, these written minutes will become the official minutes of the meeting. All recordings are kept and disposed of according to the Public Records Schedule of the State of Ohio.

The meeting of the Planning Commission was called to order by Chairman Kenneth Emling at 7:00 p.m.

ROLL CALL

PC MEMBERS

- | | |
|--------------------------------|----------------------------|
| ✓ Kenneth Emling, Chairman | ✓ Brian Culley (alternate) |
| ✓ Bill Ridgeway, Vice Chairman | □) John Tamer (alternate) |
| ✓ Meredith Davis | □ Vacant (alternate) |
| ✓ Andrea Staruch | |

COUNCIL & CITY OFFICIAL MEMBERS present

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

Additional CITY OFFICIALS present

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

Kenneth Emling: I'm going to open up the Broadview Hts. planning commission meeting for Wednesday January 11, 2023 Can I have a roll call please. The applicant for the corner of Broadview and Boston is not here tonight. That was taken off the agenda. We do only have one case on the agenda and that is case **2022-PC #25** and the address is 403 E Royalton Rd. Can I have an update from the Building Department?

Jennifer Dukes: The matter under discussion is at the request of Bob Bottomley of Fastsigns for The Fruit Stand to install a 161" x 19" wall sign for final approval. No objection from the Building Commission and no comments from the Engineering Department.

Kenneth Emling: It looks like the applicant is here. I know you know the drill if you can come up sign in and state your name and address.

Bob Bottomley: Bob Bottomley with Fastsigns in Broadview Hts. (1100 W Royalton Rd, Broadview Hts.). it will be an illuminated channel letter sign on a raceway. It is a stand typical type of style of sign. it has plastic acrylic faces and internal LED lighting and fixed to the wall. Just like every other sign in the plaza.

Kenneth Emling: Is there any comment from the audience? I will open it up to any Planning Commission members if you have any questions or comments for the applicant. Bob I have one question. There will be a single channel that goes along the back that the power runs through.

Bob Bottomley: Yes, that is how the whole plaza is set up.

Kenneth Emling: The channel will be matching the background?

Bob Bottomley: That is correct.

Kenneth Emling: If there is nothing else. I will make a motion to approve case **2022-PC #25** as presented. Do I have a second?

PC MOTION BY: Kenneth Emling SECOND BY: Bill Ridgeway

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"/>	Brian Culley	✓	<input type="checkbox"/>	<input type="checkbox"/>
Bill Ridgeway	✓	<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"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Staruch	✓	<input type="checkbox"/>	<input type="checkbox"/>				

APPROVED DENIED POSTPONED TABLED REMOVED

OLD BUSINESS:

Kenneth Emling: None

NEW BUSINESS

Note: The following transcript is picked up in the middle because the recording cut off and we pick up in the middle of a discussion that happened during caucus and a disagreement about sign approval.

Kenneth Emling: I don't want to come across as being stubborn. I feel very strongly about my opinion and lets just see how it goes.

Brian Culley: I'm fine with that

Kenneth Emling: I think you may see there are some signs that come before us that do have discussion.

Brian Culley: I have no doubt about that

Kenneth Emling: If you are in agreement with that; let's roll with it for a couple months.

Brian Culley: I want you to understand that I'm coming at this from a standpoint of I want to optimize or the process and I want to be fair to the people in Broadview Hts., citizen and business. That we are not wasting their time with unnecessary approvals.

COUNCIL UPDATED

Kenneth Emling: An update from Council?

Robert Boldt: GPZ and the Boston and Broadview project came through and at that meeting there was a couple of councilmen; the two southern councilmen; ward 1 (Tom Pavlica) & 4 (Robert Boldt). Talked about how it was defeated in their wards. We don't feel that 60 (units) is appropriate but they are going to move forward. One of the things they also asked for was a traffic study which he should submit prior to coming to this board. We are not discussing tonight or next meeting. I did talk to Greg and he said he feels he will get it any day. I think he will probably hit the February 8th meeting. That is it from Council.

Andrea Staruch: I have a question about that. I read an article in the Sun paper and how it was going to come before us and the points that the Council was concerned about. At what point do we get that information ahead of our meeting. If I hadn't read it in the paper. As a member when would I find those things out?

Kenneth Emling: Could I suggest or ask that the minutes from that meeting be included in the submittal. Sometimes they do that when it is a big project or a lot of community interest. That way you can read the minutes ahead of time. I think it would be good for all of us to hear what they have to say. At the end of the day we hear the other commissions comments but we have to weigh whatever project comes before us as we see it individual and ultimately vote in that way. I have thoughts and opinions on it myself. I have been thinking about it and looking at it for a while. I will save all of those until the meeting.

Brian Culley: Quick question so I understand how the process works. We have a potential housing development going up in that section of town. When it comes to this committee for approval or suggestion to go to Council. Is it all presented to us all at one time or is it presented to us over a series of meeting?

Kenneth Emling: They come first for preliminary approval. They come with as much information as they share with us and we can only grant preliminary approval. Then they have to come back.

Brian Culley: Do all of our decision have to be based on only things they give us or are we allowed to ask them for additional things?

Kenneth Emling: During the presentation if we think something is missing in order for us to make an educated decision then we can ask them to come back, postpone the case and not vote that night. If we really feel something is missing from their submittal. We encourage all the residents to talk and listen to everything they have to say and then we discuss it after that and then we vote. If they get approval, then they have to come back for final approval. There are requirements that are stipulated by the Building Department for final approval to bring with them at that time. You will find it very interesting when we get a project that has a lot of public interest.

Brian Culley: I'm sure.

Robert Boldt: This is one of those ones that may fall into that they have all the things right for that zoning but it still doesn't represent the neighborhood that they are bring it into. That is the power of the Planning Commission. You hit all these check boxes but at the end of the day we are bring something that is not the same as Macintosh and New Hampton.


Kenneth Emling: We will leave that as is until we get the submittal.

APPROVAL OF MINUTES:

Kenneth Emling: Does anybody have any comments? I'm going to make a motion to approve the Planning Commission meeting minute from September 14th, September 28, 2022. Those all in favor say "Aye."; those opposed. Those minutes are approved.

Kenneth Emling: Stated that with not further business to come before the Planning Commission I will make a motion to adjourned the meeting at 7:10 pm. All those in favor say "Aye."

CAUCUS: The Caucus Meeting began at 6:43 p.m. and ended at 6:59 p.m. The meeting recording is available for public inspection upon request.



Kenneth Emling, Chairman
Planning Commission
City of Broadview Heights

Approved Date: 1.25.23

Respectfully Submitted,

Jennifer Dukes
Building Administrative Assistant
Board of Zoning & Planning Commission Secretary