



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING MINUTES

August 24, 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 **August 23, 2023** 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) |
| ✓ Gina Zdanowicz (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) |

PC CASE #2023-14

Site Address: 3370 Harris Road and 3290 Harris Road
PPN: 582-24-043 and 582-24-044
Applicant: Antony and Mark George
Owner(s): Antony George

The matter under discussion is at the request of Antony and Mark George for a lot split and consolidation of parcels 582-24-043 (rear SW portion) and consolidated to 582-24-044 owned by Terry Malek and Linda Weiss.

Report by the Building Commissioner: No objections or comments from the Building Department.

Report by the City Engineer: The existing parcel, (PPN 582-24-043), owned by Anthony M. George, is 6.7892 acres. The owner is requesting a lot split of 0.8195 acres of his rear yard. The split parcel will be sold to, (PPN 582-24-044), owned by Terry Malek/Linda Weiss and the Plat will consolidate the 0.8195-acre parcel with their property. The lot split and consolidation will create no new buildable lots. The consolidation will increase (PPN 582-24-044 from 0.68 acres to 1.5726 acres. Engineering recommends approval of the Lot Split and Consolidation Plat.

Lot Width – 150’ required	As shown	Complies
Building		
Front Yard – 100’ from ROW	As Shown	Complies
Side Yard – Abutting Non-Res.		
25’ minimum	As Shown	Complies
75’ total	As Shown	Complies
Rear Yard – Abutting Non-Res.		
15’ minimum	As Shown	Complies
Parking Areas and Drives		
Front Yard – 75’ required	As shown	Complies
Side Yard – Abutting Non-Res.		
10’ required	As shown	Complies
Rear Yard – Abutting Non-Res.		
10’ required	As shown	Complies
Minimum Landscaped Area		
30%	As shown	Complies
Maximum Height		
75’	Existing Building	Complies
Parking Requirements		
1 space/350 sq. ft.		
(109 required)	110 shown	Complies

The drawings show that the site will be accessed off a proposed roadway which the city will be constructing. A secondary access point will be across the Wild Eagles Parking Lot which has a Roadway Easement on it. This access will be gated off in the future. The pavement was approved when the College was built.

Mr. Ridgeway had questions regarding the road by Wild Eagle. Mr. Mandato stated that Dave Schroedel could answer the questions he had, later during the discussion.

Andy Gray, Mann Parsons Gray Architects, Inc. spoke to the Board. Mr. Gray explained that they are very excited about this project. He explained that he was born and raised in Broadview Heights, and has been in that building as a kid, and it has come full circle now to see the development of it. It is a building that has lost its way, and been a bit of an eyesore, and what they are proposing will breathe new life into it.

Doug Riddle, President of Fleet Team, spoke to the Board. He explained that they are a company that is based and rooted out of northeast Ohio. When it came down to looking for a home for their future headquarters, in the last year and a half or so, they spent a lot of time looking at different communities, and when they got to the Vatterott property, and saw the visibility to the roadway and the opportunity to grow and develop with this community, it made sense. It looked like the perfect home for them from their perspective. Their business operations at Fleet Team is fleet management and consultative services. They partner with Fortune 500 companies around the country and up into Canada, and hopefully more internationally at some point in time. They provide consultative services for them on anything that moves, all their rolling fleets that they would have within their manufacturing facilities or in their warehousing. Sometimes they own those assets, and other times they manage their existing fleets that they own themselves. They are professional services, and their office space will be made up of all different sorts of professional positions that work directly with their customers, suppliers, and within the community.

There was an easel set up in the meeting room with a site plan and renderings, and Mr. Gray went on to explain the site plan and elevations. He stated that they have redone the parking.

Previously the turn around and loading docks were in the rear, but they really wanted to use that area for their staff engagement, where it is opened up using natural daylight. It was a very important part to this design as well, because there is a Phase II addition, and we want it to eventually become one cohesive design between the two. The rear side of the building really becomes one of the main gathering spaces for all the people within both of those buildings. He went on to explain the outdoor amenity area, creating a green connection to the building versus being surrounded by asphalt, and has a purpose for Phase II, because the bridge connector between the two buildings starts to protrude out into that area, so it almost becomes a park like setting in the front. He went on to explain the cul-de-sac and connect to their main entrance to the building. They will maintain a gate as well, that will be locked with a lockbox, and Fire will have access to it. Their intent is not to have their traffic come in past Wild Eagle Saloon and thru the gas station. They designed it so that their rear greenspace will be one of the first things you see instead of a sea of parking. There are a few guest parking spaces on the front, but the rest of the parking is on the highway side and concealed from that part of the building. He went on to explain some other future outdoor amenity areas, a small lounge and some corporate retreat suites. They are thinking Phase II will happen approximately 3 years after they complete and move into the Phase I renovation. It is something they are planning to do, it is just a matter of time, but they have to fill the first building. Mr. Gray then went on to explain the renderings, the jut outs and recessing of the building. He also talked about the metals and the materials that they plan on using. He stated that he will come to the next meeting with samples. They plan on keeping as much of the brick as possible. He explained the interior layout, and stated that on the rear, they plan on doing a nice open central circulation space through the middle. For that future bridge connector, there will be glass blocks inside that will allow some illumination to come out of that space, so when they have this bridge in the future, and people are walking by there, they want to have some sort of privacy between the interior space and the walkway, but still allow light in. It creates a very cool affect with how they do the glass and how it glows. They will be introducing more strip windows. Mr. Mann went on to explain that they are obviously very close to the highway, so they want to make sure in their public space that they have some kind of moving water, and some kind of sound to help muffle that noise a little bit. It will be masked especially by both buildings surrounding that in the future which should help, but it creates a nice aesthetic feature to both.

Mr. Emling opened up questions or comments to the audience. There were none.

Mr. Emling opened up questions or comments from the Board.

Ms. Staruch stated that she thought it was a very exciting project for Broadview Heights. She was glad that they were not tearing down the building, but working with what was there. She asked, further down the road, with this other road that is going to be their main entrance, will their address be different, will people know to go to the back road to get in, and asked if they will have signage. Mr. Mann stated that he imagined there would have to be some kind of signage at that road to get people back there, they have not finalized that plan yet, but there would have to be some clear indication of how to get to the building. They don't want a bunch of people driving thru Wild Eagle and reaching the gate and not being able to get thru. Ms. Staruch asked if the blue lighting on the building is their company logo color. Mr. Riddle stated that it was. Ms. Staruch thought it was very nice.

Mr. Schroedel made the comment, that their entrance might be on Treeworth Blvd.

Mr. Mann wanted to mention that the left form of the building that is protruding out on both sides, is another added feature of because they are going to try to place most of their HVAC equipment behind that, because the roof parapet comes up another four to five feet above that to help stream it. If there were any other units outside of that they would have to mechanically

screen them around the units themselves, because the parapet isn't overly high for the building itself, it is maybe only up a foot and a half or so. Also their bridge connector will be higher up as well, so their left anchoring form is going to be flanked by another form on that side of a similar height.

Mr. Ridgway asked if they had a kitchen plan for the break room area. Mr. Riddle stated no, not a kitchen, there will be microwaves and refrigerators, and an eating bar to sit at, but no warming kitchen or food prep.

Mr. Emling wanted to commend them, they put together a very good presentation, and as a fellow architect, he appreciated everything they showed them. He really doesn't have any comments on the design, he felt that they were enhancing the building well. By saving a lot of the brick, they are being cost conscious for the owner's sake. He assumed they would clean the brick. Mr. Mann stated that they are going to paint the brick, right not it is a pure white color and they want a little bit of warmth, maybe an off white with a little brown hue to it. Mr. Emling stated that when they come back for final approval, he asked that they bring a sample of all the materials. Mr. Emling stated that when visitors come around they will be coming to the front of the building, so he felt it would have to be a well thought out signage to make it happen. Mr. Mann stated that this business is a little unusual, there are not a lot of visitors coming all the time, so a lot of the time it will be the normal people that are working there, but they will do some way finding and education for visitors that are coming. Mr. Emling stated that with Phase II, he didn't show any additional parking, and he assumed that the drawing is showing enough parking for all the people that are going to work in the building, 110 spaces, and asked if that would serve them today, but will it serve them with Phase II. Mr. Mann stated that with Phase II, once they know the true program and if there are additional spaces needed, there will be more future parking. They just didn't want to do asphalt for no reason.

Mr. Riddle stated that one of the appealing things of the property was the greenspace they had to the north of where the building is built, and they are trying to keep that as natural as they possibly can. Mr. Emling stated that it looks great, and they would love him to do the second phase at some point, but whatever they vote on, won't take into account that second phase tonight. Mr. Mann added that the renovation of Phase I is a massive improvement. Mr. Emling agreed.

Mr. Ridgeway brought up the question on the routing of the access road, and asked Mr. Schroedel if he could speak to that. Mr. Schroedel stated that it is all on the City's property, they own it. Mr. Ridgeway showed the topo lines on the drawing and asked if that could have been split between Wild Eagle and Fleet Team's parcels. Mr. Schroedel stated that it had nothing to do with Fleet Team, and he would be happy to talk to him after. Mr. Ridgeway felt that it did have something to do with them because their whole topography and how they made their parking access sort of depends on that route, so his question was could that have been routed to come up at the grade point between Wild Eagle's property and Fleet Team. Mr. Schroedel stated that there is a 15 ft. drop coming back off of Wild Eagle, and there are a lot of wet areas down in that area, so to cut a driveway where you suggested, they will certainly talk to them about it, but he didn't know if it would be doable with the topography. Mr. Ridgeway explained that they could go north and south to the cul-de-sac, following the route of the projected parking for the proposed building following that route. Mr. Schroedel stated that they will be happy to talk to them about it, but again, it is a large grade difference between the back of Giant Eagle and this. They went on to discuss other possibilities with Mr. Mann. Mr. Ridgeway stated that this was a big discussion for Wild Eagle. Mr. Schroedel stated that Wild Eagle's major issue is that they need more parking. Mr. Ridgeway stated that he is looking at a solution that would get access to both parcels in a different way. Mr. Schroedel showed the parcel that was undeveloped, so we don't know what is going to go there, and any drive that would go from the cul-de-sac to Wild Eagle

can't be on their property, it has to be on City property, if there was ever going to be a drive going to Wild Eagle. Mr. Ridgway commented if we are trying to expand development in the area, they would need to put in road that would enhance it. Mr. Ridgeway stated that Fleet Team's project was fantastic.

Mr. Schroedel stated that they have been working with Fleet Team for a couple years now, and State of Ohio was involved, and they will be funding a large portion of that road. In the first meeting that they had with Matt Adams, CEO, what he said was he wants a showcase building between Cleveland and Akron. Mr. Schroedel stated that he believes him, from what he has seen from the renderings, and it will be. It has grown in scope from the original conversations. It offers the kind of professional jobs that bring in tax dollars to the City and give us the ability to fix our roads and sewers. We are very excited to see the start of the Planning Commission process and can't wait to see some bulldozers out there.

Mr. Riddle stated that they are very excited to kick it off, everyone in the company knows about it now, and "when" is a constant question.

Mr. Mann stated that behind the scenes they are through design development and are working on construction drawings, so they are progressing.

Mr. Ridgeway asked where the access for construction will be. Mr. Schroedel stated that their conversations have been to lay stone where the road will be and have them use that and create a base.

Mr. Schroedel clarified that the fence between the two will not be chain link. Mr. Man stated that it will be an 8 ft. high wooden fence.

Mr. Emling recommended when they come back for final approval, that they bring all those details, i.e., the dumpster enclosure, fencing, photometric plan for the site, landscaping plan, parking and all materials, so that he makes it easy for the Board to give them final approval, when that times comes.

Mr. Culley asked what the timeline will be. Mr. Mann stated as soon as possible. They want to submit some of the interior renovation drawings first, and are closer to that then you can imagine, it may be a couple of months away from getting a permit sent out there for review. Their goal to be done would be next summer. Once they get the interior approval they can start on the exterior.

Mr. Emling appreciate the time they put into the 3 dimensional renderings, they don't always get good images, so it is much easier for them to understand it.

Mr. Mann stated that he will have the interior renderings next time, they are in the works.

Mr. Emling made a motion to approve PC Case # 2023-15 as presented.

PC MOTION BY: **Kenneth Emling** SECOND BY: **Brian Culley**

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"/>	<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

There was none.

NEW BUSINESS

There was none.

COUNCIL UPDATE

Mr. Boldt reported that Council has been on vacation, and they start back up on Monday.

APPROVAL OF MINUTES:

Kenneth Emling moved to approve the Planning Commission meeting minute from August 9, 2023. Those all in favor say "Aye."; those opposed. Those minutes were approved.

Mr. Emling stated that with no further business to come before the Planning Commission, he will make a motion to adjourned the meeting at 7:40 pm. All those in favor say "Aye.", those opposed, none.

CAUCUS: The Caucus Meeting began at 6:30 p.m. and ended at 6:46 p.m. The meeting recording is available for public inspection upon request.

Kenneth Emling, Chairman
Planning Commission
City of Broadview Heights

Approved Date: _____

Respectfully Submitted,

Gina Zdanowicz
Building Administrative Assistant
Board of Zoning & Planning Commission Secretary