



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING MINUTES

September 13, 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 **September 13, 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
- Bill Ridgeway, Vice Chairman
- ✓ Meredith Davis
- ✓ Andrea Staruch
- Brian Culley (alternate)
- John Tamer (alternate)
- Vacant (alternate)

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### COUNCIL & CITY OFFICIAL MEMBERS present

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

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### Additional CITY OFFICIALS present

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

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### PC CASE #2023-16

Site Address: 4223 E. Royalton Road  
PPN: 583-18-009  
Applicant: Bnext Awning and Graphics  
Owner(s): FB Royalton LLC.

The matter under discussion is at the request of Bnext Awning and Graphics. to install a 18.3 sq. ft. wall sign and a 4 sq. ft. insert sign to existing monument sign. Both signs are code compliant per ordinance 1328.

**Report by the Building Commissioner :** No comment.

**Report by the City Engineer :** No Comment.

Aldo Dure, Bnext Awning and Graphics, spoke to the Board. He explained to the Board that this is a straight forward sign, it is 18.3 sq. ft. with channel letters mounted on the fascia, and illuminated with LED's. It will be the same style sign as what is in the plaza now.

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

Mr. Emling opened up questions to the Board. There were none, but Mr. Emling made the comment that we want to make sure that if there is any damage to the building face from removing the old sign, that it be taken care of, so that it looks clean when your sign gets installed. Mr. Dure stated that he will pass the information along to the property owner. Mr. Emling stated that he was sure they will do it, because they have had signs come and go before. He felt both signs fit in and are fine.

**Mr. Emling made a motion to approve PC Case # 2023- 16 as presented.**

**MOTION BY: Ken Emling**

**SECOND BY: Andrea Staruch**

**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"/>	<input type="checkbox"/>
Meredith Davis	✓	<input type="checkbox"/>	<input type="checkbox"/>	John Tamer (alt) <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Andrea Staruch	✓	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

✓ **APPROVED**    DENIED    POSTPONED    TABLED    REMOVED

**PC CASE #2023-13**

Site Address: 8075 Town Centre Drive  
 PPN: 583-26-074  
 Applicant: Joe Carollo  
 Owner(s): JPMS Property Two LLC.

The matter under discussion is at the request of Joe Carollo of JPMS Property for a modification approval of the previously approved office building located at 8075 Town Centre Drive. **(Final Approval)**

**Report by the Building Commissioner :** No comment.

**Report by the City Engineer :** The Engineering Department has no objections.

Joe Carollo, JMPS Property One LLC. and JaniKing spoke to the Board. Mr. Carollo commented that he appreciated the Board letting them come back for Final Approval. He went on to explain, that hopefully the Board saw that they tried to answer all the requests that were given to them at the last meeting. They expanded the elevation pictures, so that we have a clear view of what everything looked like. They also have different views where you can see the back, and on those, they have changed the color of the garage doors and windows, and they went all the way around the building with the brick like the Board requested. There is a picture of the landscaping, which would be the view from the back end from the other property, and also for the residents from Cherry Hill. The trees that are on the drawing will probably be a little higher than what is depicted, because as the grade goes up a little bit in the back, those trees will be higher. Mr. Carollo stated that it is a one story building, and through the advice of the Board, they fixed the roof, so that everything is hidden, and will be nicer looking. Mr. Carollo wanted to do everything that was requested, to make everyone happy with the look of the building, and the view from everyone around it. They brought samples on a board, and Mr. Carollo went on to explain the different materials. He explained that they are the exact same materials as JMPS Property One. He wanted the sister building to look exactly the same.

Mr. Emling opened up questions or comments to the audience.

Phil Kovach, 8420 Cherry Hill Lane. He said he was representing the Board. He stated that he travels 70% of the time, and his neighbors travel, including the President of the Association. Mr. Kovach stated that Joe Price lives in Cherry Hill, and he is pretty much in town, so he will be their representative, and their eyes and ears for the place. He said that when Joe does come up to talk, he is representing himself as a resident, but also as the Homeowners Association. Mr. Kovach asked if this property required any variances. Mr. Emling stated that it did not. Mr. Kovach stated that the back of the property shows four overhead doors, and asked

if that if will be all, because it was kind of confusing, the drawing showed dotted lines where they could install ten or fifteen. Mr. Emling stated that he won't answer that at this point, but when the applicant comes back up, he will ask the question, so they can answer. Mr. Kovach confirmed with the Board that they were building a 5 ft. berm wall to help shield it. Mr. Emling stated that was correct. He went on to say that one of his neighbor's actually moved, because of the dumpsters behind Baker Automotive, because at 3:00 a.m. they would clean them out. Mr. Kovach asked where the dumpsters would be located on Mr. Carollo's building, and will everyone have their own. He also asked if you will be allowed to park vehicles behind there. Mr. Emling stated that there is a trash enclosure more towards the front, closer to the school, but he will ask the applicant when he comes back up to talk. Mr. Kovach was also concerned that the back of the building won't look neat, and wondered how clean and tidy will they keep it, and will it become a nuisance. Mr. Kovach stated that because there are no variances, it is his building, so he can pretty much do what he wants, but as a good neighbor, it would be nice if he could try to help them out.

Joe Price, 8390 Cherry Hill spoke to the Board. Mr. Price stated that the drawings do show one enclosure for the dumpsters, and they were hoping that each of those units would not have two or four yard dumpsters behind them. He went on to say that clearly there are some knock outs there, should they want to put fourteen doors in. Mr. Price also said that where they have the dumpsters, would be a preferred site, and he didn't know if the Planning Commission could make sure that doesn't get re-located in the planning process. He went on to mention, that Mr. Carollo would need all three votes tonight. Mr. Emling stated that was correct, he should have mentioned that at the beginning of meeting.

Mr. Carollo made the comment, that for those of you that have known him throughout the years, he is a very anal person. When you talk about neatness and cleanliness, hopefully you have seen JMPS One. He prides himself on the fact that his building is 16 years old and said that hopefully when you walk in it, it looks like it is 6 mos. old. He has spent a lot of money with Sal's Landscaping to make sure everything looked beautiful. Mr. Carollo stated that he personally goes there every Saturday, and walks around the parking lot and building, and picks up everything that is on the ground. His tenants like to be there because he does keep a clean building. He prides himself on that, and that is what the second building will look like, and it will be more pristine, and will look similar to the first building. Mr. Carollo went on to explain, that as a neighbor, he wants them to be happy and confident with the building nearby. He stated that he is not right next to them, they still have the other commercial property that is there that is wooded, and then their back yard. They are a little more distant with the trees and everything else, you won't barely be able to see it, but, what you can see, will hopefully it will be a good view for the residents.

Mr. Emling clarified with Mr. Carollo, that each individual tenant, however many he ends up with, will not be allowed to have a dumpster sitting outside their overhead door. Mr. Carollo stated that was correct, and to be clear, in their 24,000 sq. ft. building, they have one dumpster that is enclosed with similar block that matches with the painted doors. He doesn't want to see the dumpster, and he doesn't want any of his tenants or customers coming in to either. As nice as that one looks, that is what the other one is going to look like. It will be the same size with the same decorative brick or block around it with the nice doors, and it will have landscaping around it. Mr. Carollo said it was a pet peeve of his, they have rules and regulations and no one will be able to put anything outside the building. There will be no parking in the back. Mr. Emling asked about the number of overhead doors. Mr. Carollo stated that in the first drawing there were more overhead doors, and now there are less, and that is because in the last couple weeks, in the discussions he has had with perspective tenants that he has letters of intent with, those tenants do not want doors, they want windows. You see a few left of the garage doors because that is still space that isn't leased yet, and he doesn't know what that will be until he gets those tenants. Mr. Emling confirmed that he will put a lentil in, and he will set those off so that in the future they could be easily knocked out if the tenants change over the years. Mr. Carollo stated that was correct, but currently that is what they are looking at with the tenants they are working with now. Mr. Carollo went on to explain, that he wants the neighbors to be happy, and we have his word that it will be pristine, and if it ever isn't, you can come right to his office and talk with him.

Mr. Kovach asked if additional tenants come in and require larger dumpsters, would they have a spot to put it on the side. Mr. Carollo stated that they are going to make it larger to begin with, and like they did with the other building they have, they have more frequent pick-ups. He didn't want to add more dumpsters, they just had them increase the frequency of the pick-ups.

Mr. Emling opened up questions to the Board.

Ms. Davis asked, on the south side elevation, it called for overhead glass doors, and she was wondering why. Mr. Carollo stated that they did that because of a perspective tenant that they have a letter of intent with, they wanted those glass doors because there is a greenspace right there and they might want to do a patio, and be able to open up the space, so they asked him if they could do that for them.

Mr. Emling clarified that with the gable roof that goes around the building, all the roof top units will be hidden in that area, and he will have access from inside to get up there for servicing. Mr. Carollo stated that was correct.

Mr. Price stated that Mr. Carollo made the comment at the first meeting, that there was a time crunch because of a possible tenant he had, and asked if he could let us know who that would be. Mr. Carollo stated that he would tell us, but he didn't want to divulge that information at this time, only because it hasn't been signed on yet, and he didn't know if they would appreciate it. Mr. Carollo explained that he just didn't want to say something that might upset them if it gets out, but he can tell us that it is a Broadview Heights business that is needing to expand, and is a perfect situation for them. Mr. Carollo went on to explain that in his lease, he has restrictions of what can go in there, so his tenants can feel comfortable, because they have the same questions as he does.

Mr. Kovach asked if there will be any food or restaurants. Mr. Carollo stated that at this point, it won't be a restaurant, there may be someone that wants a **café** in there with coffee and donuts. That is something that is part of their plan that they are discussing right now.

Mr. Emling clarified that as individual tenants determine their build out space that comes before the Building Department for plan review, we would review any use, to insure it continues to meet the zoning code. Mr. Mandato stated that is correct, and if not, it would come in front of the Planning Commission. Mr. Emling stated that if he gets approval tonight, the only thing they would come back to us for would be signage, unless there would be something with the use group, that would be the Building Department.

Mr. Boldt stated that Mr. Carollo does a good job. He stated that he may want to leave room by the retention basin for another garbage container because over time, if his tenants have to go 500 steps to the dumpster, they may be leaving it outside overnight. Mr. Carollo stated that was a good comment, and JaniKing will be the cleaning company so he was sure his people would appreciate not having to walk that far. They will take that suggestion into consideration.

Mr. Emling stated that if that was something that would be decided upon, he thought that would be something he could handle at the Building Department level, you wouldn't have to come back to Planning Commission as long as it is the same size and same surround as the first one. Mr. Carollo stated that if he does it, they would match.

Mr. Kovach stated they have created a listing of contact numbers, etc. of homeowners and other surrounding neighbors, and if they see something they can notify them. He asked Mr. Carollo if he would be willing to be included on that list. Mr. Carollo stated that he didn't have a problem with it.

**Mr. Emling made a motion to approve PC Case # 2023- 13 as presented.**

PC MOTION BY:     **Kenneth Emling**    

SECOND BY:     **Meredith Davis**    

**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"/>	<input type="checkbox"/>
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Andrea Staruch	✓	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

✓ **APPROVED**    DENIED    POSTPONED    TABLED    REMOVED

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OLD BUSINESS - None

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NEW BUSINESS - None

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COUNCIL UPDATE - None

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**APPROVAL OF MINUTES:** Kenneth Emling moved to approve the Planning Commission meeting minute from August 23, 2023. Those all in favor say "Aye."; those opposed. Those minutes were approved.

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Mr. Emling stated that with no further business to come before the Planning Commission, he will make a motion to adjourned the meeting at 7:27 p.m. All those in favor say "Aye.", those opposed, none.

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**CAUCUS:** The Caucus Meeting began at 6:30 p.m. and ended at 6:43 p.m. The meeting recording is available for public inspection upon request.

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Kenneth Emling, Chairman  
Planning Commission

Approved Date: \_\_\_\_\_

City of Broadview Heights

Respectfully Submitted,

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