



# CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING OUTCOME

October 15, 2020

To: PC Members  
City Council Members, Mayor & Administrative Staff

From: Joe Mandato, Building Official

RE: Meeting Outcome for Planning Commission Meeting on Wednesday, October 14, 2020

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## **CASE 2020-PC #21:**

Address: 1261 W Royalton Rd  
PPN: 583-04-014  
Applicant: Joe Comar / The Mannik & Smith Group Inc.  
Owner(s): Dr. Josie Kounick

The matter under discussion is at the request of Joe Comar, The Mannik & Smith Group, Inc, representing Broadview Eye Center **to construct a 7,545 sq. ft. building** at 583-04-014 on Royalton Rd. The building will be built in accordance with all building guidelines for SPDA. **(Preliminary Approval)**

This case was unanimously **Approved – 4 Yes**

- **Site plan approved as presented but will need to come back with details drawings and landscaping/sign plan.**
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## **CASE 2020-PC #22:**

Site Address: 9349 Broadview Rd.  
PPN: 583-26-023  
Applicant: Joe Carollo  
Owner(s): Joe Carollo

The matter under discussion is at the request of Joe Carollo **to construct 12 new Luxury Homes** at 583-26-023 on Town Centre Drive. Luxury Homes will be built going above and beyond all building guidelines for SPD. **(Preliminary Approval)**

This case was unanimously **Approved – 4 Yes**

- **Add verbiage to the HOA Covenants or a deed restriction that no concrete or structure can be built within 15' of property line**
  - **Resolve the issue of the Fire Department not being able to access the buildings with the fire truck ladder.**
  - **More detail drawings showing the design and use of the open space on the western end of the property (retention basin area closest to Broadview Rd)**
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## **CASE 2020-PC #25:**

Site Address: 8200 Avery Rd.  
PPN: 581-26-012  
Applicant: Brilliant Electric Sign Co.  
Owner(s): Avery Real Estate, LLC / Avery Dental Group

The matter under discussion is at the request of Brilliant Electric Sign representing Avery Dental Group at 8200 Avery Rd. for a **replacement monument sign and a new wall sign**. Both signs are compliant with the sign ordinance 1328. **(Final Approval)**

This case was unanimously **Approved – 4 Yes**

- **Sign #1 (“A”) Approved as presented but will need to come back with landscaping plan and distance of sign from the right of way.**
- **Sign #2 (“B”) Approved as presented but a timer will need to be installed.**