



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION MEETING MINUTES

November 8, 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 **November 8, 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
- Meredith Davis, Vice Chairman
- Andrea Staruch
- Brian Culley (alternate)
- John Tamer (alternate)
- Vacant (alternate)

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)

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)
- George Stelmaschuk (City Council)
- Glenn Goodwin (City Council)
- Brian Wolf (City Council)
- Jennifer Mahnic (City Council)
- Joe Price (City Council)

Mr. Emling opened up the meeting. He wanted to make everyone aware that there are only three members present this evening, and to get an approval, they would have to get a unanimous vote, meaning all three members have to vote yes.

PC CASE #2023-18

Site Address: 1123 W. Royalton Road
PPN: 583-04-031
Applicant: Greg Seifert, Architect, Sgt. Clean Car Wash
Owner(s): Sgt. Clean Broadview Holdings LLC.

The matter under discussion is at the request of Schramm Signs to install new wall signs for Sgt. Clean Car Wash. Main sign will be located at the same location of the building (1328.09(A) this sign will need a 13 sq. ft. variance), and additional sign on the west facade of the building (1328.09(A) one wall sign per occupant and additional 28 sq. ft. variance). Also asking for a directional sign that is 12 sq. ft. needing a 10 sq. ft. variance (per 1328.09(C) (1)). Monument signs are inserts already approved by Building Department.

Gina Zdanowicz, Planning Commission Secretary, read the Building Commissioner and Engineer's report, in Mr. Mandato's absence.

Report by the Building Commissioner: No objections. Sgt. Clean will be an upgrade from thundercloud. After meeting with Sgt. Clean they seem to be passionate about their business and really want to get involved and be an active part of our community.

Report by the City Engineer: Engineering has no comment. Two sign locations are in the approved location on the existing building. The two new are acceptable to engineering with Planning Commission approval.

Brian Kruszewski, Owner and Greg Seifert, Architect, both representing Sgt. Clean Car Wash spoke to the Board. Mr. Kruszewski stated that the name came from him being in the Marine Corp. for a year, and now has transitioned out. In the past, he was also an executive recruiter in Broadview Heights in the Atrium Building, and stated that he felt like he's coming back home. He met the previous owners approximately six months ago, and acquired the property, a standardization project. They want the car wash to look and feel just like their other facilities, and part of that is their sign package, and that is why they are here this evening. Mr. Kruszewski went on to say that he appreciated the comments from the Building Department. They are passionate about their car wash and the community.

Mr. Seifert went on to explain the signs. He stated there are four signs that are in front of the Board for their approval tonight. Although the insert for the monument sign was approved by Joe Mandato from the Building Department, he wanted us to include them, so that the Board could see that they were doing that as well. The reason they wanted to make that quick change, was because they want to start generating the excitement for them when they open up in the near future. Regarding the two signs, the sign on the north side of the building facing Rt. 82, is in effect a replacement of the existing Thundercloud sign. It will have the words "Car Wash" along with their logo. The sign on the west side of the building will be a new sign, and will just say "Car Wash", that will greatly increase their visibility from vehicles coming eastbound. The last sign is the directional sign, which is referred to as an arrow sign, because of its shape. They did hear what the Board said during the Caucus Meeting, and called their Operations Manager about the location of that sign, and it was suggested that it might make more sense to have that sign on the island at the front of the building. There is a light pole there with a green space area, and it would be to the right as your looking at the building from the exit of the tunnel. They thought that was a good idea, and they would be amenable to change the sign at that location.

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

Mr. Kruszewski added that there used to be a sign at the rear of the building and they took that down. Mr. Emling asked what the sign was. Mr. Kruszewski stated that it was an additional Thundercloud sign, similar to the front of the building at the entrance on the backside of it so they just removed it. On the new placement of the arrow sign, one of two ways to place it, there is a little grass area in front of the pylon, by the light post. It is a 10" - 12" sign, so hopefully it will fit in there, and if not, maybe they would ask to have it put on the pole itself, where it meets that concrete base, giving two options for when Schramm Signs installs it.

Mr. Emling opened up questions to the Board.

Ms. Staruch stated that she didn't have any questions about the signs, but the Board was talking about the drawing and what might be an awning. Mr. Emling asked what the two red curves were on the drawing, and if they were existing. Mr. Seifert stated that they were existing, and there was one at the entrance and exit to the car wash tunnel and a series of them that go down the west elevation. Ms. Staruch asked if the awnings were red. Mr. Seifert stated that they are red, but used to be blue, but blue is not a Sgt. Clean color.

Mr. Emling asked if there were any other exterior changes that they would be making to the building. Mr. Kruszewski and Mr. Seifert stated that it is just signage, everything else went thru the Building Department. Mr. Emling wanted to remind everyone that the monument sign is just a replacement of the front panel. Sign #3 does require a variance regarding square footage, sign #4 does require a variance because it is an additional wall sign. Mr. Emling stated that it sounds like the applicant has agreed to create a different "enter" sign and move it to the little island versus where it is, so that way, when a car pulls in, that sign will be right there, and will direct people to that location. It will either be an in-ground post sign if it will fit, or mounted to the light pole there. Mr. Emling stated he was okay with that, he felt it was a much better option. Mr. Tamer felt that it would make more sense as well.

Mr. Emling made a motion to approve PC Case# 2023-18, for the four signs. Sign #1 approved as submitted. Sign #2 location will be modified to be further back toward the building, Sign #3 approved as shown, including the 13 sq. ft. variance. Sign #4 approved with the variance for the additional wall sign.

MOTION BY: Ken Emling **SECOND BY:** John Tamer

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

✓ **APPROVED** DENIED POSTPONED TABLED REMOVED

PC CASE #2023-19

Site Address: 7955 Broadview Road
 PPN: 581-23-094
 Applicant: Ruff Neon & Lighting
 Owner(s): Strong Style Holdings LLC.

The matter under discussion is at the request of Ruff Neon & Lighting, to install two wall signs for Strong Style located at 7955 Broadview Rd. One sign will be located at northwest corner of the building and the other is a vinyl illustration of the coliseum. Northwest sign is code compliant per ordinance 1328. The illustration will need a full variance to be allowed. Strong Style is also asking to cover windows with decals to hide the permanently stained windows (per 1328.09(A) only allows 20% of total glass area.

Gina Zdanowicz, Planning Commission Secretary, read the Building Commissioner and Engineer's report, in Mr. Mandato's absence.

Report by the Building Commissioner: No objections. Strong Style is an established company that will bring new life to the old Ballys/FX building. Marcus Marinelli has already upgraded the exterior of the building and has plans to upgrade the exterior landscaping and parking lot. This will enhance the north end of Broadview Heights and Strong Style will be an active part of our community.

Report by the City Engineer: Engineering has no comments on signage.

Jess Ruff, with Ruff Neon & Lighting spoke to the Board. They are seeking approval for three signs. The first sign is in the front of the building, which will be internally illuminated channel letters, the "STRONG" will be in red, and the "STYLE" will be in white. They will be mounted on rails. The sign underneath "MMA TRAINING CENTER" will be white and black, and will be internally illuminated with LED. Over the tinted windows will be digitally printed graphics and is perforated film, so there are small holes in the film that are evenly spaced. She had a picture of it, not a sample. It will be white, and it is meant to have a "cage" look. The third request is a cement film going on the brick, it is a type of film that is made for brick. The graphic that is shown is part of their branding, usually when you see their name you see that as well. She went on to show the Board a picture of it, and explained that they are small individual holes, and you can see in or out. Mr. Emling clarified that it will be uniform across the whole glass. Ms. Ruff stated that was correct. Mr. Emling also clarified that it is meant to look like chain link. Ms. Ruff stated that was also correct.

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

Mr. Emling opened up questions to the Board. Mr. Tamer stated that the Coliseum sign seems to balance out that one wall, and doesn't have a problem with it. He stated that he would love to see a picture of what the cage decal looked like, because it could make it or break it, with it digitally on there, it is hard to imagine what it will look like. Ms. Ruff stated that they could bring a larger printed sample. Mr. Emling stated that he himself had no problems with the Strong Style sign and he actually liked the Coliseum logo. Someone during caucus mentioned that this is a very big **façade** facing the street, and the size of it is fine, and the fact that it is just black on the wall, he liked. He also had concerns about what the decals would look like on the glass, because it is such a huge part of the entire elevation. If it doesn't look good, it will impact the entire front **façade**. Ms. Ruff stated that they could do a sample on the window if that would help.

Mr. Tamer stated that they are asking for a pretty large variance for this film. He understood that the windows are in bad shape, he has driven past there. He stated that the windows would look good with just clear glass, but he knows that is super expensive to do, but is there any other film that could be put on there without a graphic, that can make those windows better and make the streaks disappear without the graphics. Mr. Ruff stated that they could do a solid black, but wasn't sure if that would cover it up.

Mr. Emling wanted to know if she would be opposed to the Board voting on the other two signs, and asking her to come back and present a better idea of how that would look. She stated that would be fine. She could put something up on the glass and take a photo of it, and also make note of it in your application, and they can all go by and take a look at it before the meeting, or something she can bring to the meeting, or both. Ms. Ruff stated that she could do both.

Mr. Boldt stated that he agreed with both of them. He understood the imaging and the brand, but didn't think that the everyone in Broadview Heights would appreciate that. Mr. Boldt asked if there was any way he could take the Coliseum and mount it on those windows as an image.

Mr. Emling stated that if she was willing to entertain that idea, that is up to her. Ms. Ruff stated that they like where the Coliseum was located because it filled that area. She said they can go back and come up with different ideas besides the chain link. Mr. Boldt stated that everything else was fine, he just didn't think the residents would be happy with the chain link on the windows.

Mr. Emling stated that whenever they vote on the first sign, he didn't feel she would have a problem getting that approved. What he suggested is that they table that whole discussion until she comes back, and then they can vote on whatever this new elevation will be all together. The Board is willing to work with them, and is happy that Strong Style is going in there, they just want to make sure it looks great when it is done. If she was open to that, they will make a motion to table or postpone it. Mr. Boldt stated that it would be tabled, because you can bring it off of tabled at any time. Ms. Ruff asked if they could vote on the first two. Mr. Emling stated if they vote on the first two then the Coliseum will be approved in that location.

Ms. Staruch liked the fact that the Coliseum is part of the brand. She didn't understand that before, it makes sense and it balances out the wall there. If she could come up with something else for the decal that doesn't look like chain link, she would be more in favor of that.

Mr. Tamer suggested a dark tint that would cover the streaks in the glass. Ms. Ruff understood, she was thinking that as well.

Mr. Emling stated that if she wants, they could vote on the Strong Style sign and the Coliseum sign tonight, and won't vote on the film, and will ask her to come back for that. The next meeting will not be until December 13, 2023, but hopefully that won't impact their schedule. Ms. Ruff stated that will be fine.

Mr. Tamer reminded Mr. Emling to ask about the other improvements thru the Building Department. Mr. Emling stated that is look like they were doing some other improvements thru the Building Department, and wasn't sure if it was painting or something like that. Ms. Ruff had not heard of anything else, but will ask. Mr. Emling asked Ms. Ruff, as far as she knew there were no other exterior changes to the building. Ms. Ruff stated no, nothing else that she knows of.

Mr. Emling made a motion to approve PC Case #2023-19, for the company logo sign as presented, and the Roman Coliseum artwork which does require a full variance as it is in the illustration . The Motion does not include a vote on the window graphics.

MOTION BY: Ken Emling **SECOND BY:** Ms. 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"/>	<input type="checkbox"/>	John Tamer (alt) ✓	<input type="checkbox"/>	<input type="checkbox"/>	
Andrea Staruch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

✓ **APPROVED** DENIED POSTPONED TABLED REMOVED

PC CASE #2023-10

Site Address: 10035 Broadview Road

PPN: 585-17-008

Applicant: DHA Architects, LTD., David Harala Architect

Owner(s): Mark Paine, Hy-Tech Products

The matter under discussion is at the request of DHA Architects, LTD., representing Mark Paine, Hy-tech Products Inc. to construct a 12,000 sq. ft. addition for the expansion of an existing warehouse located at 10035 Broadview Road **(Final Approval)**.

Report by the Building Commissioner: No objections; Eng. Dept will do a final grade inspection to verify no storm water control issues.

Report by the City Engineer: The application is for the Expansion of Existing Warehouse. The current site is within an E-2 Light Industrial Zoning District. The site fronts on Broadview Road and has on the north side a lot zoned E-2 and on the south Towpath Road. The addition added on to the existing building. The following requirements are for an E-2 Light Industrial Zoning District.

Usage - Office Warehouse	Complies
Side Yard - 25' minimum, 75' minimum both sides	26'-7" & 55' Shown - Complies
Rear Yard - 50' minimum	30'-4" Shown - Variance Req'd.
Height - 75' Maximum	One Story Shown - Complies
Max Lot Coverage - 40%	Approx. 40% Open - Complies

The site plan shows no additional parking on the site. Requirement show a minimum of one required. There is an existing building off of Towpath Road to the rear of the site. Engineer does not feel that a rear yard variance would have any effect on the adjacent parcel.

David Harala, DHA Architects, LTD. Spoke to the Board. He asked them to look at the site plan. They have set the addition back about 5 ft. from the line of the existing building, and there is also a little indentation there because they know they are going to need an exit out of that existing building. The reason they set it back was because the existing building was built in 1985, and they can't find the same brick, which is usually the case, so they decided to find something close. In most cases, if they try to find something close and it isn't, then someone will say why didn't you just match it. They decided to go the opposite way and do something different, but keep a theme through it. If you look at the west elevation, it shows the existing building, two thirds on the right with the cap being glass. What you see with the overhead door is what will stick out and face Broadview Road. The block that they are going to use for the addition will be a smooth face concrete block, and showed the Board the color. They will not be matching what is there. On the east elevation there is a band that goes thru on the east elevation. They are in a different pattern than the field brick, and have just a little bit different color. They decided to use their field color, and use the pattern, and showed both to the Board. There is a black brick every so often in that band, and this will represent that black brick, and will match what they have now. That will be the variation of color in that band. The windows will be the same as on the existing building, they will be bronze framed, and will be fixed not operable. The flashing will be the same as the existing building, and as you go through the elevations you will see that it is carried thru, instead of a 4x12 or 4x16 brick, it will be an 8x16 block, with standard brick ties for that band. They felt it would give it more identity using a smaller brick, and also the off color for it. Mr. Harala also stated, that the owner finalized the purchase of the property next door, which he understood, was problematic. Ms. Staruch asked

what he meant by next door. Mr. Harala stated that it was the property to the north. Mr. Emling clarified that it was the residential property. Mr. Harala stated that was correct.

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

Mr. Emling opened up questions to the Board. There were none.

Mr. Emling stated that he appreciated Mr. Harala bringing the materials, it helped a lot to answer some of his questions. He asked about the band that he has going through the building, and if he will carry that around. Mr. Harala stated that was correct. Mr. Emling stated that he didn't have to do this, but asked if that brick was to be introduced also toward the top, like almost a cap, where the flashing is. Mr. Harala wasn't sure about it, because he would have bronze flashing, and black brick, and it may look like color, color, color, like stripes. Mr. Emling understood, and stated that he talked him out of it. He also asked if he was doing a cavity wall system. Mr. Harala stated that was correct, a 12-inch cavity wall. Mr. Emling asked if the color of the overhead door would match. Mr. Harala will match the field color or the blocks. Mr. Emling stated that other than re-seeding the disturbed areas, will there be any other proposed landscaping around the building. Mr. Harala stated that they will need a retention basin, but does not know how big that will be yet. That will be towards the east end of the addition, and depending on whether it encroaches into that tree area, they will have to reseed and replant, because they don't want to lose the separation of those trees from their neighbor. Mr. Emling clarified that was not developed yet. Mr. Harala stated that was correct. He also asked if there will be any lighting around the building or above the door. Mr. Harala stated that there will be. Mr. Emling stated that obviously it won't be a lot, just enough to illuminate the exits. Mr. Harala stated that was correct. Mr. Emling stated that he thought originally in the back area he showed that there were three additional parking spots, and they are not shown on this site plan. Mr. Harala stated that what you see is what they have. They are not adding any employees; they are using the people that they have now. Mr. Emling stated that the City Engineer stated that one more is required. Mr. Harala stated that he can put one in. Mr. Emling stated yes, to satisfy the code. He went on to ask some other questions about the materials. Mr. Emling stated that he was comfortable enough with the building to say that we could give final approval. The only thing that bothered him now, was the fact that the site plan, the grading plan and retention pond has to be developed, and that could affect the east side of the building and the landscaping. Mr. Harala stated that was an engineering process that they have to go thru. Mr. Emling stated that they are used to seeing that when something goes for final approval, but he understood he just doesn't have it yet. He will make a motion to approval with the contingency that he receives approval thru the City Engineering Department. He will make recommendations that they will work with the Building Department on this, if he was okay with it. Mr. Harala stated he is.

Mr. Emling made a motion to approve PC Case #2023-10 for final approval with the building design as submitted with the Architect stating that they will add one more parking space on site to satisfy the City Engineer, and that the applicant will work with the City's Engineering Department on the approval of the completion of the site plan, including the retention pond, and any modified landscaping that is required.

MOTION BY: Ken Emling SECOND BY: John Tamer

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

✓ **APPROVED** DENIED POSTPONED TABLED REMOVED

PC CASE #2023-15

Site Address: 5025 E. Royalton Road
PPN: 583-20-016 and 583-21-007
Applicant: Andy Gray, Mann Parsons Gray Architects, Inc.
Owner(s): 5025 Broadview Heights, LLC.

The matter under discussion is at the request of Charles “Andy” Gray of Mann Parsons Gray Architects, Inc., representing 5025 Broadview Heights, LLC., Fleet Team, Inc. for Phase 1: The renovation of the former Vatterott College into an office building (**Final Approval**).

Report by the Building Commissioner: No objections; we are looking forward to phase two of the project.

Report by the City Engineer: Engineering has no comment on final approval of Fleet Team HQ. The plans are in conformance with previous plans.

Andy Gray, Mann, Parsons Gray Architects, Inc. spoke to the Board. He stated he has less to present this time. In terms of the exterior, effectively nothing has changed with the exception of one thing. They included some additional imagery within the submittal package for the interior to give you an idea of what it will look like. Obviously, they are going for a very modern feel on the inside, nice materials, nice glass walls for all the offices. Mr. Mann mentioned that there was someone from Fleet Team present, in case the Board had any questions regarding the ownership side. Mr. Mann asked, in the event that the Board votes to reject this, is there a certain period of time that they would have to wait, because in that case he would probably just table it. Mr. Emling stated that he has never had that happen when there are three people, but he thought thru the course of discussion if he realized that he was going to get a no from someone, they would probably table it, and give them the opportunity to refine whatever is causing the no, and come back. Mr. Mann stated that was fine, he had a few cities where they couldn't come back for six months. Mr. Mann stated that he heard the caucus comments, and he apologized, he didn't have a photometric or landscape plan. He wondered if that could be a contingent item that could be submitted and reviewed, and he could have that in a couple of weeks. Mr. Emling explained that he thought that was a requirement that was needed to get final approval, but we confirmed with the Building Commissioner, via text, that it was not a requirement. He felt that it was something that the Board should consider changing in the future, is having a minimum requirement list for final approval. Mr. Mann stated that they will be glad to provide it regardless. Mr. Emling stated that the Building Department should get a site lighting plan as part of the final construction documents, and included in that, should be a photometric, so that we can see that your meeting all of our requirements, and also a complete landscape plan with all the planting types. Mr. Emling asked if the site was going to be irrigated. Mr. Mann stated that it will not. It is nice to see a landscaping plan, but it is not a requirement and won't change the way they will vote tonight. Mr. Mann went on to show all the sample materials for the building. He stated that as an architect, sometimes you can get over zealous in the material that your selecting, and they got some budgetary information back on the metal siding, in particular, and it was going to be an extremely expensive item, for something in reality that was going to be on the least visible side of that building that is facing Wild Eagle Saloon, so they had it limited to the form that is anchoring that side of the building that is facing Wild Eagle. They are looking at replacing the vertical metal siding with something that gives it a similar look. What they are looking at is Century, which is a good commercial line, and it is the concept series in particular. Mr. Mann showed the Board samples of the panels and the variations to them. Their main goal with the color and look, was to give it a sense of motion thru the material. Mr. Emling

stated that he has seen it, his office has used it, and is not opposed to it. Mr. Mann stated that the color is a little darker, it is a bronze metallic. The overhangs will be an aluminum composite system. The rest of the building, the brick will be painted. It won't be stark white, it will have a soft tone to it and the accent colors will give it some shadow lines, giving it a little bit darker feel, and they were thinking a greyish color, giving some warmth to it. The glass will be a Solar Band S60, which is a low E glass that has a bluish color to it, but won't pop out as any color from the outside, and will be indicative of their renderings.

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

Mr. Emling opened up questions to the Board.

Ms. Staruch stated that the inside renderings look really nice, it is very modern and very welcoming. Mr. Mann stated that he has to give the credit to Richardson Design, they worked on the interior of the building.

Mr. Tamer stated that the outside design will look good too, it will be an improvement.

Mr. Emling stated he didn't have any comments on the design, he felt it was well done the first time. He appreciated the materials that he brought in. We don't always get as quality of an application as this one was.

Mr. Emling made a motion to approve PC Case #2023-15, as submitted with the understanding that the applicant will submit their final photometric plan and landscape plan to the Building Department, as a part of their final submission to them.

MOTION BY: Ken Emling **SECOND BY:** Ms. 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"/>	<input type="checkbox"/>	John Tamer (alt) ✓	<input type="checkbox"/>	<input type="checkbox"/>	
Andrea Staruch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

✓ **APPROVED** DENIED POSTPONED TABLED REMOVED

OLD BUSINESS - No updates.

NEW BUSINESS - Ms. Staruch stated that she saw the job opening for the City Engineer, and asked if he is leaving or has already left. Mr. Boldt stated that he has already left the City. Mr. Boldt stated that he was excellent to work with, and wished him well.

COUNCIL UPDATE - Mr. Boldt reported that Issue 25 and 26 passed, and everyone was very happy that it did, it doesn't handcuff us in any way. Any new developments that come through us, we'll have a little more power on, which was the ultimate goal. Also, with the issue of sidewalks, they will try to get it done before the end of this session which will be by the end of the month. He will be taking it to work session on Monday, November 13, 2023, and we will see if they can make a decision for Mr. Culley. Mr. Emling stated that getting sidewalks on Broadview Road from one end of the City to the other, would be a good start. He stated that he realized it is not an easy task. Mr. Boldt agreed, there are a lot of needs in the City, and it is not like we have the extra money to start putting in sidewalks. For it to become an assessment, he didn't think too many people on

Council have it in their intentions to tell people that they have to install sidewalks, after they are grandfathered all this time. He felt that going forward, it is a good thing. Mr. Emling stated that to make it clear, Mr. Culley brought up the idea, that the Planning Commission did not make any motions or vote on it, it is not our intention to force any hardship on any residents. If there are ways to make things happen through grants, then yes, but it is not Planning Commission's intention to do that, and he wanted that to get on record. Mr. Boldt agreed, no motion was made, it wasn't directed to Council, they were just trying to answer a questions that one of the members on Planning Commission had.

APPROVAL OF MINUTES: Kenneth Emling moved to approve the Planning Commission meeting minute from October 11, 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 7:54 p.m. All those in favor say "Aye.", those opposed, none.

CAUCUS: The Caucus Meeting began at 6:30 p.m. and ended at 6:57 p.m. The meeting recording is available for public inspection upon request.

Kenneth Emling, Chairman
Planning Commission

Approved Date: _____

City of Broadview Heights

Respectfully Submitted,

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