



CITY OF BROADVIEW HEIGHTS PLANNING COMMISSION AGENDA

January 17, 2020

Meeting on Wednesday, January 22, 2020 at 7:00 p.m. with Caucus starting at 6:30 p.m.

CALL TO ORDER: Rick Porter, Chairman

Actual Start Time: _____

ROLL CALL:

PC MEMBERS

- | | |
|---|--|
| <input type="checkbox"/> Rick Porter, Chairman | <input type="checkbox"/> Robert Bolt (Council Rep.) |
| <input type="checkbox"/> Bill Ridgeway, Vice Chairman | <input type="checkbox"/> Tom Pavlica (Council Rep. Alternate) |
| <input type="checkbox"/> Todd Kinzer | <input type="checkbox"/> Joe Mandato (Building Official) |
| <input type="checkbox"/> Kenneth Emling | <input type="checkbox"/> Gary Yelenosky, PE (City Engineer) |
| <input type="checkbox"/> Roy Stewart | <input type="checkbox"/> Richard Pignatiello (Assistant Law Director) |
| <input type="checkbox"/> Don Taylor (alternate) | <input type="checkbox"/> Jennifer Dukes (BZA/PC/Building Dept. Admin. Assist.) |
| <input type="checkbox"/> John Tamer (alternate) | |

Additional CITY OFFICIALS present

- | | |
|--|---|
| <input type="checkbox"/> Sam Alai (Mayor) | <input type="checkbox"/> Kristina Sorensen (Economic Development Coordinator) |
| <input type="checkbox"/> George Stelmaschuk (City Council) | <input type="checkbox"/> David Schroedel (Service Director) |
| <input type="checkbox"/> Brian Wolf (City Council) | <input type="checkbox"/> Vince Ruffa (Law Director) |
| <input type="checkbox"/> Jennifer Mahnic (City Council) | <input type="checkbox"/> Jeff Hajek (Fire Chief) |
| <input type="checkbox"/> Joe Price (City Council) | <input type="checkbox"/> Joe Fleming (Assistant Fire Chief) |
| <input type="checkbox"/> Glenn Goodwin (City Council) | |

CASE 2019-PC #35:

Site Address: 1780 W. Royalton Rd.
PPN: 581-08-004, 005, 006
Applicant: Tom Sutcliffe
Owner(s): Dress Homes

- The matter under discussion is at the request of Tom Sutcliffe of Drees Homes for preliminary approval of a new sub-division of multifamily townhomes (36 units total) as proposed per site plan at 1780 W. Royalton Road.

Report by the Building Commissioner: No objects to the request

Report by the City Engineer: Has no objection to the request. Storm water and service/safety issues to be discussed at a Safety/Service Meeting – once preliminary plans are approved.

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
|--|--------------------------|--------------------------|--------------------------|-------------|--------------------------|--------------------------|--------------------------|
| Rick Porter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roy Stewart | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bill Ridgeway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Don Taylor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | John Tamer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Emling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> POSTPONED <input type="checkbox"/> TABLED | | | | | | | |

CASE 2020-PC #01:

Site Address: 3515 Hawthorne Trail

PPN: 584-06-082, 584-06-016

Applicant: Brad Erdman

Owner(s): Brad Erdman, Andrew DeVere & Donna Wentz

- The matter under discussion is for the purchase of the lot split from parcel 584-06-016 and the consolidation of parcel 584-06-082.

Report by the Building Commissioner: No objects to the request.

Report by the City Engineer: No objections to the lot split/consolidation.

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
|--|--------------------------|--------------------------|--------------------------|-------------|--------------------------|--------------------------|--------------------------|
| Rick Porter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roy Stewart | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bill Ridgeway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Don Taylor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | John Tamer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Emling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input type="checkbox"/> POSTPONED <input type="checkbox"/> TABLED | | | | | | | |

CASE 2020-PC #02:

Site Address: 8047 Broadview Road

PPN: 581-23-011

Applicant: Magdalena Niedzialek

Owner(s): Contessa Michel

- The matter under discussion is at the request of Magdalena Niedzialek for Brows and Beyond Studio LLC to open a cosmetic shop within Execustyle Salon for the purpose of permanent cosmetics (tattooing) and microblading.

- o Tattoo parlors are not an approved use within the City of Broadview Heights per codified ordinance 127602 (A) (B) permitted and conditionally permitted uses for C-1 Local Retail Commercial District.

Report by the Building Official: No objects to the request.

Report by the City Engineer: No objects to the request.

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
|-----------------------------------|--------------------------|---------------------------------|------------------------------------|---------------------------------|--------------------------|--------------------------|--------------------------|
| Rick Porter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roy Stewart | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bill Ridgeway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Don Taylor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | John Tamer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Emling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | |

CASE 2020-PC #03:

Site Address: 403 E Royalton Rd
 PPN: 583-12-011
 Applicant: LAAD Sign and Lighting
 Owner(s): Kumon

- The matter under discussion is at the request of LAAD Sign and Lighting to replace the existing wall sign. New wall sign is 103 inches wide by 15.76 inches high with a total of 17.16 square feet and is in compliance of Planning and Zoning code 1328.09.

Report by the Building Commissioner:

Report by the City Engineer:

PRESENTATION BY OWNER/APPLICANT: _____

PUBLIC COMMENTS: _____

PC MOTION BY: _____ SECOND BY: _____

VOTING:

| | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> | | <u>YES</u> | <u>NO</u> | <u>RECUSE</u> |
|-----------------------------------|--------------------------|---------------------------------|------------------------------------|---------------------------------|--------------------------|--------------------------|--------------------------|
| Rick Porter | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roy Stewart | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bill Ridgeway | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Don Taylor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Todd Kinzer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | John Tamer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Kenneth Emling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| <input type="checkbox"/> APPROVED | <input type="checkbox"/> | <input type="checkbox"/> DENIED | <input type="checkbox"/> POSTPONED | <input type="checkbox"/> TABLED | | | |

NEW BUSINESS:

OLD BUSINESS:

APPROVAL OF MINUTES:

December 11, 2019
December 18, 2019

ADJOURNED AT: _____ P.M.