



**PLANNING AND ZONING COMMISSION  
(JOINT MEETING WITH PARK BOARD)  
AGENDA**

**March 14, 2023 7:00 P.M.**

**(Meeting: In Person + Zoom Live Stream)**

**CALL TO ORDER  
ROLL CALL  
AGENDA REQUESTS**

**OLD BUSINESS**

**1) Case No. 36-2022**

**Applicant:** Meridian Construction/ Tim Ochwat and Heart Design Group/Scott Wallenhorst  
**Location:** 3791 Brecksville Road  
**Zoning District:** CH-II – Historic Commercial  
**Zoning Code:** 1171.09 and 1171.13

The applicant is requesting preliminary and final plan approval to construct a 4,950 sq. ft building on the property located at 3791 Brecksville Road. Applicant previously received grading plan approval at the 10/25/2022 meeting.

**2) Case No. 07-2023**

**Applicant:** Josh Dickey / Sculpt Sports  
**Location:** 4170 Highlander Parkway  
**Zoning District:** PCD – Planned Commerce District  
**Zoning Code:** 1153.07 (b) (4) & 1173.13 (b)

Continued at 2/28/23 meeting – the applicant is requesting a conditional zoning certificate to operate a sports facility from the property located at 4170 Highlander Parkway.

**3) Case No. 08-2023**

**\*\* Joint Meeting with Park Board \*\***

**Applicant:** Administration / Village Council / Park Board  
**Location:** 4092 Broadview Road  
**Zoning District:** R-2 – Single Family-Residential  
**Zoning Code:** 9.06 Village Charter

Continued at 2/28/23 meeting – Referral from 2/21/23 Council meeting (Res. 21-2023). The applicant is requesting report and recommendation from the Commission for the proposed location of a new basketball court.

**NEW BUSINESS**

**4) Case No. 10-2023**

**Applicant:** Marilyn Baade  
**Location:** 4468 W. Streetsboro Road  
**Zoning District:** R-2 – Single-Family Residential / Historic District Overlay  
**Zoning Code:** 1181.29 (a)(13) & (14)

The applicant is requesting approval for exterior façade modifications on the property located at 4468 W. Streetsboro Road.

**5) Case No. 11-2023**

**Applicant:** Nora Gagliano and Evan Smith / Highland Construction CLE. Inc.

**Location:** 2662 Brecksville Road

**Zoning District:** I – Industrial

**Zoning Code:** 1163.17(a)

The applicant is requesting to install a 36' x 72' (18 sq. ft.) wall sign for their building located at 2662 Brecksville Road. Applicant is also seeking a Use and Occupancy permit for proposed business use: construction warehouse and office.

**6) Case No. 12-2023**

**Applicant:** Richfield Heritage Preserve / Patrick Kalal, Richfield Boy Scouts

**Location:** 4374 Broadview Road

**Zoning District:** R-1 Single Family

**Zoning Code:** 1163.15(a)

The applicant is requesting to install a 5' x 8' (40 sq. ft.) ground sign on the property located at 4374 Broadview Road.

**7) Case No. 13-2023**

**Applicant:** Administration / Village Council

**Zoning District:** PCD – Planned Commerce District

**Zoning Code:** 9.06 Village Charter

Referral from 3/07/23 Council Meeting (Res. 23-2023). This mandatory referral pursuant to Section 9.06 of the Village Charter relates to proposed text amendment to Section 1153.05(b) of the Zoning Code. Minor amendments to the accessory uses section are also proposed resulting from changes to the conditional and permitted uses.

**APPROVAL OF MINUTES:** February 28, 2023

**MAYOR'S REPORT**

**COUNCIL REPORT**

**DIRECTOR OF PLANNING AND ZONING REPORT**

**COMMENTS FROM THE PUBLIC**

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** March 28, 2023

**\*\* Meeting will be live-streamed via Zoom \*\* Join the meeting from your computer, tablet or smartphone by clicking the link below:**

**Join Zoom Meeting**

<https://us06web.zoom.us/j/82255140883?pwd=Rm9SQ2FqWlMvdjh6ZHpRWmUveW9zUT09>

**Meeting ID: 822 5514 0883**

**Passcode: 013104**