



## PLANNING COMMISSION

### Agenda

Meeting Date: January 7, 2026  
Time: 6:00 p.m.  
Location: 5407 Turney Road  
Room Number: Council Chamber

Applicant 1: 12818 Broadway Ave, (PPN: 544-22-002), Owner Brian Kilgallon, BKOK LLC

The applicant is requesting to consolidate the lot onto primary residence.

\*Zoning for the parcel is U-11B

\*Ward 1

Applicant 2: 13555 McCracken Road, (PPN: 544-26-005, 544-24-005), Owner Robert Flesher, Represented by Brandon Flesher, 13675 McCracken, LLC.

The applicant is seeking approval to demolish existing structures as outlined on the attached documents. A portion of the building will be salvaged for reuse while the balance of the building will be wrecked. This will allow us to continue with our previously approved use of the parcel.

\*Zoning for the parcel is U-11B

\*Ward 2





## Planning Commission

### REQUEST TO APPEAR

DATE: December 23, , 2025

Planning Commission:

1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month at 7:00pm  
(May, June, July, August – 1<sup>st</sup> Wednesday only)  
Civic Center, 5407 Turney Road, Lower Level-Council Caucus Room

A written request to appear before the board shall be delivered to the Building Department with 10 complete, assembled sets of all documentation to be presented at least **fourteen (14) days prior** to the scheduled meeting.  
**Incomplete applications will be returned.**

I would like to appear before the Commission on: January 7, 2026

To consider the following Address: 13555 McCracken Rd.

PPN: 544-26-005, 544-24-005 Ward: 2 Current Zoning District: U-11B

Project Description: We are seeking approvals to demolish existing structures as outlined on the attached documents. A portion of the building will be salvaged for reuse while the balance of the building will be wrecked. This will allow us to continue with our previously approved use of the parcel.

#### Property Owner:

#### Corporation or Representative:

Business Name: 13675 McCracken, LLC.

Business Name: 13675 McCracken, LLC

Name: Robert Flesher

Name: Brandon Flesher or Bob Flesher

Address: 8616 Euclid Chardon Rd  
Kirtland, OH 44094

Address: 8616 Euclid Chardon Rd  
Kirtland, OH 44094

Phone: 440-256-2008

Phone: 440-256-2008

Email: bobf@mrexcavator.com

Email: brandon@mrexcavator.com

**Residential Meetings = \$75.00**

**Commercial Meetings = \$150.00**

**VOTE**        **YES**        **NO**



RECEIVED

DEC 19 2025

CITY OF GARFIELD HEIGHTS  
BUILDING DEPARTMENT



PC25-00003

## Planning Commission

### REQUEST TO APPEAR

DATE: 12/19, 2025

Planning Commission:

1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month at 6:00 PM  
(May, June, July, August – 1<sup>st</sup> Wednesday only)  
Civic Center, 5407 Turney Road, Lower Level-Council Caucus Room

A written request to appear before the board shall be delivered to the Building Department with 10 complete, assembled sets of all documentation to be presented at least **fourteen (14) days prior** to the scheduled meeting. **Incomplete applications will be returned.**

I would like to appear before the Commission on: 1-7-26

To consider the following Address: 12818 Broadway Ave

PPN: 544 22 001 Ward: 1 Current Zoning District: V11B

Project Description: consolidate side lot onto primary residence

#### Property Owner:

Business Name: BKOK LLC

Name: Brian Kilgallon

Address: 12818 Broadway Ave

Phone: 216 218 6997

Email: Qualitycarpentryservice@gmail.com

Residential Meetings = \$75.00

Commercial Meetings = \$150.00

#### Corporation or Representative:

Business Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

VOTE \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_