



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 idle 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: 1st & 3rd Wednesday of each month at 7:00pm
(May, June, July, August – 1st 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:

Business Name: 13675 McCracken, LLC.
Name: Robert Flesher
Address: 8616 Euclid Chardon Rd
Kirtland, OH 44094
Phone: 440-256-2008
Email: bobf@mrexcavator.com

Corporation or Representative:

Business Name: 13675 McCracken, LLC
Name: Brandon Flesher or Bob Flesher
Address: 8616 Euclid Chardon Rd
Kirtland, OH 44094
Phone: 440-256-2008
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: 1st & 3rd Wednesday of each month at 6:00 PM
(May, June, July, August – 1st 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: U 11 B

Project Description: consolidate side lot onto primary residence

Property Owner:

Business Name: BKOK LLC

Name: Brian Kilgallon

Address: 12818 Broadway Ave

Phone: 216 218 6967

Email: Qualitycarpentryservice@gmail.com

Residential Meetings = \$75.00

Commercial Meetings = \$150.00

Corporation or Representative:

Business Name: _____

Name: _____

Address: _____

Phone: _____

Email: _____

VOTE YES NO