

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
APRIL 13, 2022
MINUTES OF THE REGULAR MEETING**

MEMBERS PRESENT:	Jessica Cohen	Chair
	Michael Gaynier	Vice Chair
	Leonard Horowitz	
	Jessica Wobig	
	Judith Miles	

STAFF PRESENT:	Eric Zamft	Planning Director
	Karen Knittel	Assistant Planning Director
	Lee Crumrine	Assistant Director of Law
	Christy Lee	Recording Secretary

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:03 p.m. She welcomed the audience to the April 13, 2022 Regular Webex meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Ms. Cohen stated that the minutes from the previous meeting will be available next due next month however the March minutes were approved. Ms. Cohen then made the Planning Commission that they would now proceed with the swearing-in of Judith Miles.

Lee Crumrine administered the oath of office to Ms. Miller. Ms. Miller affirmed the oath of office for the Planning Commission.

Ms. Cohen said that Proj 22-06 has been withdrawn from this evening's agenda.

Lee Crumrine swore in staff.

Karen Knittel's PowerPoint Presentation was as followed:

Proj. No. 22-04: Shimona Stein, 3510 Severn Road, 'A' Single-Family, Requests Reduction of Required Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161

CONTEXT: The applicant's house and the surrounding properties are zoned 'A' Single-Family. The Future Land Use Map from the Master Plan shows this area as being used for the same use, single-family housing.

air filtration systems and filters will be used that should avoid any issues with nuisance smells that could affect adjacent properties.

- c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area. This property has been used by auto-related businesses since the 1950s. The added landscaping and fence in the parking lot will screen many of the vehicles receiving service from being viewed from Mayfield Road. The applicant should be asked to confirm that adequate parking for both customers and vehicles waiting for repairs is available and that vehicles will be parked in the designated parking spaces. For approval, vehicles need to be parked in an orderly manner in the designated parking spaces and the landscape beds maintained.
- d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
The proposed use is similar to the business that had been on the property. The applicant has provided information in their application stating that there will be (a fume control mechanism) so that paint odors will not impact neighboring properties.
- e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. This blockface of Mayfield Road includes 3 retail commercial buildings, Conrad's Tire Express & Total Car Care, 3971 Mayfield Rd., and the BP Gas Service Station, 3983 Mayfield Rd. The rear of the property abuts the City's Public Works salt dome site. There are commercial storefronts zoned S-2 Mixed-use across Mayfield Road. The site has been the location of auto-related business since the 1950s and most recently has an auto repair business, therefore the continuation of a conditionally permitted auto repair use should not impede the orderly use and improvement of surrounding properties.
- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
This is a continuing use of an existing site. Public utilities should not be impacted.
- g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
The restriping of the parking lot and creating a more orderly flow of traffic on the site that includes reducing the access lanes should improve the ingress and egress of traffic onto Mayfield Road.
- h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools.
No impact on City services is anticipated.
- i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible

No future hardship is foreseen.

- j) That the conditional use shall address the sustainability guidelines of Section 1165.06 –
- k) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.- see below.

SUPPLEMENTAL STANDARDS FOR THIS CONDITIONAL USE:

Code section 1153.05 (u) Supplemental Standards for Automobile Service Station-Major Repair, Automobile Service Station-Minor Repair, Car Wash.

- (1) There shall be a minimum building floor area of 1,200 square feet;
- (2) All activities including cleaning, washing and drying operations shall take place inside the building;
- (3) No merchandise except oil may be stored or displayed outdoors;
- (4) No junk, inoperative or unlicensed vehicle will be permitted to remain outside on the property for more than forty-eight (48) hours;
- (5) All outdoor wiring, including electrical and telephone wiring, shall be installed underground;
- (6) Locations where such use abuts a residential district or dwelling shall also provide a buffer zone along the entire length of the common boundary between the commercial use and the residential use which shall be maintained not less than ten (10) feet in depth. This buffer zone shall be landscaped with grass, shrubbery, and trees as approved by the Planning Commission and shall contain a solid brick wall three (3) feet in height from the residential building line to the street and six (6) feet in height from such residential building line to the rear of the residential use or residential district property line.
- (7) An automotive service station or carwash may be combined with a gasoline station provided the minimum lot area shall be no less than 30,000 and the regulations for each use are maintained.

STAFF COMMENTARY

Many of the above conditions apply to a newly built automobile service station. This is a request to continue to use a building and site for auto repair in the past the use at this location included auto sales and automotive repair.

The property is surrounded by properties zoned C-3 General Commercial.

SUSTAINABILITY GUIDELINES (Sect. 1165.06)

The following design characteristics and amenities are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- 1) *Historic preservation and adaptive reuse of existing structures.*
- 2) *The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy-efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.*
- 3) *Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.*

- 4) *Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.*
- 5) *Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.*
- 6) *Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.*
- 7) *Innovative stormwater management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.*
- 8) *Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.*
- 9) *Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.*
- 10) *Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.*
- 11) *Provision of car or bicycle sharing facilities on-site.*

SUSTAINABILITY GUIDELINES COMMENTARY (Sect. 1165.06)

The applicant proposes to renovate the existing building which speaks to the first sustainability guideline of reusing existing buildings. Also, the restriping of the parking lot and closing of one access lane enabled the applicant to add landscape beds.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the conditional use permit for the auto repair business as described in the Planning Commission application with the following additional conditions:

1. Vehicles on the site shall be parked in the designated parking spaces as indicated on the site plan submitted with the Planning Commission application;
2. No junk, inoperative or unlicensed vehicles shall remain outside for more than forty-eight (48) hours;
3. The applicant shall screen the dumpster per Code Section 1166.10(a);
4. A landscape plan shall be approved by the Planning Director;
5. Approval of the Architectural Board of Review;
6. Receipt of all other required local approvals and permits;
7. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
8. The Applicant shall work with staff to resolve any complaints from neighbors; and
9. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Ms. Cohen asked if there were any questions for Ms. Knittel or Mr. Zamft.

Mr. Gaynier mentioned the recent history with the dealership on Mayfield Road and the complaints from residents regarding the paint smells from the body shop. And with he wanted to make sure that staff was ok with the proximity of this business, and seeing the distances are greater for the homes across the street to the neighboring homes that this shouldn't be an issue. He mentioned that he wanted to make sure that this has been thoroughly explored.

Ms. Knittel that this was reviewed and brought to the attention of the applicant. They did address this in their packet and included information about their filtration system and how that will help with concerns of smells.

Mr. Horowitz wanted clarification regarding the one-story building that is 9,540 sq. ft. and what the second smaller building would be used for at this time. He went to ask if staff was clear that the parking spaces they have available are sufficient for both their business and the other surrounding businesses.

Ms. Knittel stated that the second smaller building will continue to be the Metro which is a different business and they will continue the use of that space. Ms. Knittel went on address the parking, stating that they are code compliant at this time.

Ms. Miles had a question however she was experiencing technical difficulties with audio.

Ms. Cohen let Ms. Miles know that she could place her question in the private chat at this time.

Mr. Crumrine swore in the applicant and their architect.

All affirmed the oath.

Mr. Gaynier again asked if the applicant would address the concerns of potential smells and noise.

Donald Rerko stated that they are familiar with that particular concern across the board with all their locations. He stated they have purchased state-of-the-art units for painting and those can contain the order reduction unit built within each area to help with the filtration system.

Kurt Lohjermann interjected and echoed what Mr. Rerko stated regarding the air filtration system.

Mr. Horowitz made mentioned the detail that was put in place for the LED lighting that will be in the first parking lot.

Ms. Miles stated that under staff recommendation number 2 the junk inoperable or unlicensed vehicles remaining outside for more than 48 hours and asked if that would refer to just one vehicle and if it would be possible that multiple vehicles would be out at the same time each for 48 hours or less or consecutively.

Ms. Knittel stated that the zoning code requires that junk vehicles be removed within 48 hours. And so that tends to be a standard condition for auto repair businesses. Phil Rice interjected introducing himself as the general contractor for the project. He stated that this is critical for business, stating that turnaround time is of extreme importance so, having a car just sitting occupying space isn't practical.

Ms. Knittel stated that this is a requirement of the zoning code, but it is a condition that we typically include in any of our auto repair businesses just to remind the business that those guidelines have to be followed.

Mr. Gaynier asked if the applicant could address the ownership, saying that it seems like this is a chain and is a corporate-owned business. He asked if there will be a local franchise here in Cleveland Heights operating at the location. He also asked if each location will have a manager or if the local franchisee reports to corporate or if corporate representatives are located at each franchisee.

Mr. Rice stated that the process has been that they have been moving into different states and buying up local franchises that are looking to sell and then retaining those employees and having them work there. Each location has a general manager that reports back to corporate, which is located in Chicago. Some of the locations are also based in Northeast Ohio as well.

Ms. Cohen asked if there were any additional questions, she then asked for a motion.

Mr. Gaynier motioned for approval of Project No. 22-07 Crash Champions, 3957 Mayfield Rd., 'C-3' General Commercial requests conditional use permit for operation of auto repair business Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, & 1166. With the staff recommendations.

The motion was second by Mr. Howe, the motion was approved 6-0.

Mr. Crumrine swore in Mr. Zamft

Mr. Zamft gave a brief overview of Project 22-08.

Karen Knittel's presentation was as follows:

Proj. No. 22-08 TDG Fairmount, LLC, 3176 Fairmount Blvd. & 3145 North Park Blvd.(former Carmelite Monastery & adjacent property), 'AA' Single-Family, preliminary presentation on the site plan and conditional use permit for the proposed Wellington Mews development per Zoning Code Chapters 1111, 1115, 1121, 1151, 1153, 1155 1161, 1165, 1166. *No formal action will be taken.*

MEETING PURPOSE

This is a preliminary presentation of this private development plan for the former Carmelite Monastery and adjacent property. While no formal action will be taken on this project, it is an opportunity for Planning Commission members and the public to critique the plan, providing both positive feedback and ideas of where the concept could be improved. Below are the regulations that Planning Commission will consider.

PROCESS AND PUBLIC COMMENT OPPORTUNITIES

- Preliminary presentation at the Planning Commission – April 13, 2022
- Opening of opportunity for written and verbal public comment
- Preliminary presentation at the Architectural Board of Review
- Informational presentation to the Transportation & Environmental Sustainability Committee
- Informational presentation to the Landmark Commission
- Revisions and formal submittal
- Review by the Planning Commission
- Review by the Board of Zoning Appeals
- Review by the Architectural Board of Review

PROPOSED PROJECT AND SITE

The former Carmelite Monastery and adjacent property are bounded by Fairmount Boulevard to the north, Wellington Road to the west, North Park Boulevard to the south, and Lee Road to the east (the “Site”). TDG Fairmount is proposing a Planned Residential Development on the Site, consisting of 33 units (22 detached single-family homes and 8 duplexes).

ZONING

A Planned Residential Development (“PRD”) may be conditionally permitted by the Planning Commission in Residential Districts in accordance with the standards and regulations set forth in Chapter 1155. The PRD regulations are intended to achieve the following six objectives:

1. *1155.01(a) To provide density incentives that will encourage new residential development.*
2. *1155.01(b) To allow creativity, variety and flexibility in design as necessary to implement the various goals and objectives set forth in the City’s Strategic Plan and this chapter, including the creation of new developments that are more sustainable and minimize the negative impacts on the environment.*
3. *1155.01(c) To encourage the development of housing types which are not generally found in Cleveland Heights such as cluster housing and townhouse development.*
4. *1155.01(d) To promote economical and efficient use of land through unified development.*
5. *1155.01(e) To permit the application of modern planning techniques in the development of such residential areas.*

Section 1155.02 Approval Criteria states that a Planned Residential Development shall be approved by the Planning Commission as a conditional use. In addition to the general review criteria for conditional uses (Chapter 1151), the Planning Commission is to review the proposed PRD giving particular consideration to the following:

- (a) Uses within the proposed PRD shall be located so as to reduce any adverse influences and to protect the residential character of areas both within and adjacent to the PRD.
- (b) Diversity and originality in lot layout and individual building design shall be encouraged to achieve the best possible relationship between development and the land.
- (c) Significant buffer zones with adequate landscaping shall be provided between single-family dwellings and multiple-family dwellings.

- (d) Roadway systems, service areas, parking areas, entrances, exits, and pedestrian walkways within the PRD shall be so designed as to have access to public primary and secondary streets without creating traffic hazards or congestion.
- (e) The layout of parking areas, service areas, entrances, exits, yards, courts, landscaping, signs, lighting, noise, or other adverse influences shall be designed and located to protect the residential character within and adjacent to the PRD.
- (f) All utilities shall be located underground. Stormwater must address the requirements of Chapter 1335 Storm Water Management

Section 1155.05 Development Standards establishes standard requirements:

- (a) Maximum Density in an AA district is 3.2 dwelling units per acre
- (b) Yard Requirements – Buildings located within fifty (50) of a single-family property shall maintain the established building line of the adjacent property. All yard requirements may be varied by the Planning Commission to accommodate a variety of structural patterns, cluster designs, and housing types.
- (c) Height Regulations – The heights of buildings and structures in the AA District shall follow not exceed the height limits specified in the district regulations.
- (d) Additional Standards – Additional site-specific development requirements formulated to achieve the objectives of this chapter shall be established at the time the conditional use request and Development Plan are reviewed. Any dimensional specifications adopted with such plan become building and land use requirements for the PRD and shall supersede those contained in the district regulations.

In addition to the PRD regulations, the project must comply with the Standards for Conditional Uses and Sustainability Guidelines.

STANDARDS FOR CONDITIONAL USES (Chapter 1151)

A conditional use, and uses accessory to such conditional use, shall be permitted in a residential, commercial or special district only when specified as a permitted conditional use in such district, or when such use is determined by the Planning Commission to be a similar use, and only if such use conforms to the following standards in addition to any specific conditions, standards and regulations for such category of use set forth in Chapter 1151 of the Zoning Code. Furthermore, the Planning Commission shall find:

- a) That the conditional use will be in general accord with the purpose, intent and basic planning objectives of this Zoning Code, and with the objectives for the district in which located.
- b) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare
- c) That the conditional use will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area
- d) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood
- e) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district

- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided
- g) That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets
- h) That the establishment of the conditional use should not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools
- i) That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible
- j) That the conditional use shall address the sustainability guidelines of Section 1165.06 – see below.
- k) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.- see below.

SUSTAINABILITY GUIDELINES (Sect. 1165.06)

The following design characteristics and amenities are provided as a non-exclusive guide of items to be considered for all development plans. Additional design characteristics and public benefits and amenities not listed may also be considered.

- 1) *Historic preservation and adaptive reuse of existing structures.*
- 2) *The use of sustainable design and architecture, such as the use and/or incorporation of green roofs or white roofs, solar panels, wind turbines and other alternative energy-efficient systems, and LEED (Leadership in Energy and Environmental Design) or LEED-equivalent structures.*
- 3) *Incorporation of passive solar building and site design, where the design of the structure and the layout of the lots within the development collect solar energy in the form of heat in the winter and minimize heat in the summer.*
- 4) *Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.*
- 5) *Site design that incorporates public safety initiatives, such as strategies advocated by Transportation Demand Management, Crime Prevention Through Environmental Design (CPTED) and Safe Routes to School.*
- 6) *Preservation of natural features where the design of the site provides more usable and suitably located open space and natural amenities. The use of conservation easements is encouraged.*
- 7) *Innovative stormwater management techniques that exceed the performance standards required by the Ordinance and the City Code, and reduce the amount of impervious surface on the site.*
- 8) *Additional public infrastructure improvements in addition to the minimum required by the planned development overlay, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, new public transit stations, and traffic control devices to improve traffic flow.*
- 9) *Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.*

- 10) Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas above that required by the Ordinance.
- 11) Provision of car or bicycle sharing facilities on-site.

Additional Zoning Code Regulations that apply include:

- Chapter 1161 Parking and Loading Regulations
- Section 1165.03 Site and Development Criteria
- Section 1165.05 Sustainable Regulations for Large Scale Residential Developments
- Section 1165.07 Exterior Lighting Requirements
- Chapter 1166 Landscape Requirements
- Section 1166.11 Tree Preservation

Mr. Crumrine swore in all members of the public as well as the applicant representative.

Andrew Iarussi stated that he was with the Dalad Group which is a Cleveland-based real estate firm based out of Independence. Mr. Iarussi's presentation included a PowerPoint and further discussion on the plans for the site. Including building details, landscaping, size, materials, and how the space will be used to be comfortable and appealing for all. Mr. Iarussi stated that there will be a total of 30 newly built homes on the property, he went on to detail the two different floor plans that will be available for buyers. Showing site plans describing in more detail the project's content and parking layout. Mr. Iarussi described how new residents have private courtyards and parking and how residents and visitors will enter and exit the site.

Ms. Cohen thanked Mr. Iarussi for his presentation. She asked Mr. Iarussi to clarify what will happen to the wall that is currently on the property.

Mr. Iarussi stated that the wall along Lee Rd. would remain pretty much as it is today but that it would stop at North Park. They would remove the wall at the south end of Lee where it wraps North Park because it takes a really hard corner and cuts off a lot of the usable area. Mr. Iarussi said a new wall would have the same feel as the old wall. He mentioned that they have listened to suggestions that have been made regarding the design materials that would keep with the architectural appeal of the community.

Ms. Cohen asked if there was a view that could be shown to the Planning Commission showing the placement of the wall and how it will look alongside the properties. A possible simulation of how this would look from different angles from the street and for the homeowners.

Mr. Iarussi stated that they would be able to have these available for their next meeting with the Planning Commission and public viewing.

Mr. Horowitz stated that the development site appears to be 7.5 acres and the code allows 3.2 units per acre and that he was seeing was about 4.75 units per acre. He asked the applicant to comment on what density level they were looking for here.

Mr. Iarussi stated they would be requesting a variance from the number of units per acre that the residential development allows. He went on to say that he looked at it as being closer to 4.5 but that it ultimately depends on the size of the parcel that we would carve out. However, it would be more to the likeness of 1.5 units more than what is allowed.

Mr. Horowitz stated that he was concerned also about the setbacks from Wellington and Fairmount, he wanted to have clarification on how the setback will work.

Mr. Iarussi stated that from their understanding of the code is dictated by the plan residential development overly, which states that you need to respect any structure within 50 feet of the property and other it's somewhat discretionary to the planning committee to determine what is appropriate, based on what the development is what the site is and where the location is. He went on to say that the landscape would offer a softer appeal as well.

Mr. Horowitz asked for staff to address at a later time setback in more detail. Mr. Horowitz then went on to ask for more detail regarding the parking spaces on the property.

Mr. Iarussi added that each resident has parking for themselves as well as additional parking in front of the garage door in the individual driveways along with additional parking within the development site.

Ms. Wobig asked whether the existing structure is listed as a Cleveland Heights landmark or any other national registered historic property and stated that under the sustainability guidelines any development plan should consider the use of existing buildings. She went on to ask if the building being removed could be incorporated in some fashion, possibly with the reuse of parts or pieces, and gave the example of the bell tower. She went on to ask if there was any consideration given to how the existing home at 3145 North Park could be preserved in perpetuity.

Mr. Iarussi stated that they have talked about the possible use of materials, possibly in a central art piece within the courtyard. He said that regarding the home on North Park, they will do their best to try and do what is right and feasible for the property.

Mr. Gaynier asked for clarification on the road and how it will work with the existing roads and access to the property.

Mr. Iarussi said that he understands the concern at this time regarding access and traffic flow. He went on to say that they have studied how the flow of traffic and access for residents would coincide with current traffic flow. Mr. Iarussi went on to say they are still working to provide the best solution to any possible concerns regarding traffic flow and access for residents to enter and leave the property.

Ms. Cohen asked if there will be a traffic study provided for this project.

Mr. Zamft stated that they have asked for the applicant to provide some traffic data.

Mr. Howe also stated he had concerns regarding the traffic flow and access points in and out of the property.

Ms. Cohen asked if, at the next meeting regarding this project, a site plan could show the geographical location of the development site, asking that it provide a better view of the entry and exit point.

Mr. Iarussi yes that can be provided.

Ms. Cohen asked what it's the estimated sale price for these homes.

Mr. Iarussi stated that was a tough question, and that right now they did not have a definite price.

Ms. Cohne asked if there were any additional questions for staff or the applicant.

MS. Wobig asked how the project can add in sustainability elements, such as solar roof options, electric car charging stations, and permeable paving. She mentioned that this would not only benefit the residents that will purchase the properties but also the surrounding community.

Mr. Iarussi stated that this is a topic that has been brought to their attention and is one which they are committed to providing additional accommodations for electric car charging stations and other green projects.

Ms. Cohen asked if there were any comments from the public.

Mr. Crumrine swore in all members of the public.

Mr. Floro Miraldi affirmed the oath, he stated that his concern is the small distance and setback along Wellington Road. It seems that the homes along Wellington Road are located on the sidewalk which is not a good idea. He went on to state that he will be sending his concerns in writing to the Planning Commission.

Laura Marks affirmed the oath. She echoed Mr. Miraldi's concerns. She went on to state that she isn't in agreement with the zoning overlay. She expressed her disappointment regarding the project and the effect that it would have on the community and greenspace.

Ms. Cohen asked staff was there a tree replacement requirement for a project such as this

Mr. Zamft stated that there is tree preservation in place at this time, which requires detailed documentation of the trees.

Ms. Wobig asked if a tree canopy percentage could be provided for the next meeting.

Leslie Marceau affirmed the oath and mentioned that this is a very excessive development for the location. She mentioned the importance of green space and trees within the Cleveland Height

community. She raised her concern regarding mature trees that can't be replaced, and how important it is to keep them, she also expressed her concern about the setback concerns as well as concern of the traffic flow.

Steve and Mary Feldman affirmed the oath he echoed some of the same concerns regarding the setback, he went on to express his concern for the current home on the property, stating that it should be kept on the property and not removed. He went to as well express his concern regarding traffic flow.

Ms. Cohen asked Mr. Iarussi if they could provide a view of the new houses along Wellington Road and their placement in relation to the current homes across the street from the new properties.

Gretchen Hallerberg affirmed the oath, she went on to say that she has lived in the area for 35 years. She raised the concern on how the project will affect Fairmount properties with the current setbacks, wanting more green space and consideration of density. She went on to state that she will email the rest of her concerns to the Planning Department.

Ms. Wobig asked if there could be a demonstration of how density works regarding this project.

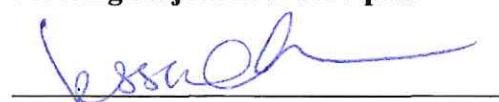
Ms. Cohen officially closed public comment.

Mr. Iarussi stated that he would like to meet with his team regarding the suggestion and concerns mentioned this evening.

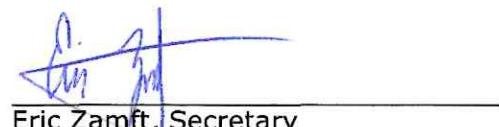
Ms. Cohen stated that would be fine and asked that when they come back to the Planning Commission the development team have a person with decision-making authority attend the meeting.

Mr. Zamft said that typically they don't post the video of these types of meetings. However, given the attention of this project and because this was a specific request of the Planning Commission to post this meeting. He asked Mr. Iarussi if he had a copy of their community meeting that could be posted on the city's website. He stated that people would have the opportunity to see the presentations. Mr. Zamft added that the applicant can also hold more community meetings as well.

Meeting Adjourned 8:26 p.m.



Jessica Cohen, Chair



Eric Zamft, Secretary

