

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

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

STAFF PRESENT:	Eric Zamft	Planning Director
	Lee Crumrine	Assistant Director of Law
	Breanna Kirk	Planner I

ABSENT MEMBER: Adam Howe

**1. CALL TO ORDER**

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the July 13, 2022, regular meeting of the Cleveland Heights Planning Commission.

**2. APPROVAL OF MINUTES**

Ms. Cohen stated that the minutes from June 8, 2022, have been submitted and there were no corrections or changes therefore both sets of minutes were approved.

Lee Crumrine swore staff and members of the public in.

**3. PROJ. NO. 22-13**

Eric Zamft and Breanna Kirk and members of the public present at the time affirmed the oath.

Ms. Kirk presented the following:

**Project No. 22-13: 3701 Mayfield Road** "MF-1" Multiple-Family requests Planning Commission recommendation that 3701 Mayfield Road be declared a Cleveland Heights Landmark per Code ch. 143 & 1111.

**CONTEXT:** The apartment-style condominiums at 3701 Mayfield Road are located at the intersection of Mayfield Road and Inglewood Drive. Their neighbor, Disciples Christian Church to the west and townhome-style condominiums to the east. The building has 50 condominiums. The space also has a lobby, billiards room, and library. The property is around 88,000 square feet with a parking lot fronting Mayfield Road, a courtyard in the middle, and a small parking lot in the rear that leads to the parking garage. The abutting parcel to the north marks the start of the Inglewood National Register Historic District and Severance Town Center sits across the street to

the south. The zoning district also includes several other condominiums, apartments, places of worship, Lutheran East, Cleveland Heights Fire Department, and some single-family homes.

**REQUEST:** This request is for the Planning Commission to determine that no adverse effect will be brought by the designation of 3701 Mayfield Road as a Cleveland Heights Landmark.

**HISTORY:** The Victorian Condominiums were built on land that was once owned by Charles L. Pack, a wealthy third-generation timberman. He was the principal organizer of the Victory garden movement in WWI, a famous philatelist with a published collection of stamps featuring Queen Victoria, and a pioneer in forestry education and conservation. The properties across the street at this time would have been the Milliken and Severance estates. Pack lived in Cleveland from 1871 to the early 1900s. The property transferred ownership to John L. Severance from 1934-1955 before it was bought by the Euclid Avenue Christian Church of Cleveland for a new church and parking lot. In 1968, the land was purchased by Properties Development Company.

Irving Robinson designed The Victorian Condominiums under the direction of principal partners Will Sukenik and Irving Fine. (Robinson also designed Green Road Synagogue and the Progressive Mutual Insurance building on Euclid Avenue, as well as many homes and churches.) Constructed in 1969, The Victorian was the first building in Cleveland Heights to be built with condominiums. The project began as “a remarkable concept in gracious living” and was named after the Victorian era’s elegance and excellence. The proximity to the new Severance mall with its upscale shopping and dining made the property a highly desirable location for new housing in 1971.

The Victorian’s sense of luxury can first be spotted on the exterior with its brick and solid Berea Sandstone and private, recessed balconies. Once a putting green, the courtyard has grass in the center with a walking path around it and garden beds on the opposite side. The sense of luxury continues into the interior with a two-story lobby with a Strauss Crystal chandelier, white marble floors, a fireplace, ornate iron work, and Victorian décor. The several common areas encourage social gatherings.

The developers regarded The Victorian as a “condomaxium” because “it provides the ultimate in living comfort without the obligations of traditional home ownership.” They even implemented a “try before you buy” program for potential buyers. Some people lived in a suite for as long as two years before completing the purchase.

Over 50 years later, The Victorian continues to reflect their concept of gracious living. It is governed by a Board of Directors, by-laws, and committees. It has seen improvements to preserve its integrity, including a recent phased window replacement that will match the existing style in a high-quality, historically compatible material.

*Code Section 143.08(b): Before the [Landmark] Commission shall designate any place, building, structure, work of art or similar object as a landmark, it shall advise the Planning Commission of the proposed designation and secure from such Planning Commission its recommendation as to whether or not, in its opinion, the proposed designation would in any way adversely affect the area surrounding the location of such proposed landmark. The City Planning Commission may also*

*offer its advice to the Landmark Commission as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation as to whether or not the proposed designation should or should not be made.*

Declaration of 3701 Mayfield Road as a designated Cleveland Heights Landmark will have no adverse effect on the surrounding neighborhood. The designation will not increase traffic in the vicinity nor will it infringe on the rights of neighboring property owners.

The Landmark Commission first reviewed the nomination application on May 3, 2022. The Landmark Commission will review and vote on the property's designation at a future meeting should the Planning Commission recommend designation.

Staff Recommendation: Staff recommended that the Planning Commission find that a Cleveland Heights Landmark designation will have no adverse effect on surrounding property and recommend that this property be given the status of a designated Cleveland Heights Landmark by the Landmark Commission.

Ms. Cohen asked if there were questions for staff from the Commissioners or from the public.

Mr. Gaynier stated he was glad to see the nomination and asked what was the driving force in this request.

Ms. Kirk stated that Landmark Commission has a history sub-committee who had uncovered the great history of the condominiums and saw that most of the landmarks were from earlier.

Ms. Wobig asked about the building's exterior asking if it was just the doors and windows that have been replaced.

Ms. Kirk responded that this was correct.

Ms. Cohen asked if there were other questions for staff from the Commissioners. There were none. Ms. Cohen asked if there was anyone from the public that wanted to speak on this case. There were none.

Ms. Cohen asked if there was a motion.

Mr. Gaynier motioned to approve **Project No. 22-13: 3701 Mayfield Road** "MF-1" Multiple-Family requests Planning Commission recommendation that 3701 Mayfield Road be declared a Cleveland Heights Landmark per Code ch. 143 & 1111.

The motion was seconded.

Mr. Gaynier noted that he appreciated knowing that the condominium owners voted for and supported this designation and that he appreciated knowing that the condominiums about a historic district.

The vote was taken and the motion carried 5-0.



4. PROJ. NO. 22-14

Ms. Cohen asked Director Zamft to report on the next item on the agenda, Project No. 22-14.

Director Zamft reviewed the staff report as follows:

**Project No. 22-14: J.R. Williams dba The Design Suite, 3980 Mayfield Rd., “S-2” Mixed-Use,** requests Conditional Use Permit for co-working office & event/party center per Code Chapters 1111, 1115, 1131, 1145, 1151, 1153, & 1161.

**CONTEXT:** The property is located in a commercial building with multiple storefronts on Mayfield Road between south Noble Road on the west and Warrensville Center Road on the east. These properties are zoned “S-2” Mixed-Use. The commercial parking lot is directly behind the building. South of the commercial parcel is the Warrensville Manor Apartment building, zoned “S-2” Mixed-Use. North across Mayfield Road the commercial properties, including the BP service station, are zoned “C-3” Local Retail.

**HISTORY** The commercial building was built in 1962.

**PROJECT DESCRIPTION**

The Design Suite proposes to be a co-working space and an event/party center. The Design Suite co-working space will have interchangeable desks and chairs during the hours of 9 a.m. through 5 p.m. to allow members to work and have meetings and courses in their field of work. Monthly memberships will be required and available online. The co-working space is considered to be an office use which is permitted to be in this zoning district.

The Design Suite will be available for events/parties from 11 a.m. until 11 p.m. The Design Suite will be available to host bridal showers, birthday parties, or pop-up shops for other individuals or entrepreneurs. Event guests will be permitted to bring food and alcohol however the sale of alcohol will not be permitted. The Design Suite does not have a kitchen.

The space is 812 square feet. The applicant states that the fire code permits a maximum of 158 people standing or 113 people with chairs and if the room is set up with tables and chairs the maximum number of people is 53.

The Design Suite staff consists of three employees who will set up and break down the event space as well as clean up for all events.

**REQUEST FOR REVISION OF CONDITIONAL USE PERMIT**

**STANDARDS FOR CONDITIONAL USES**

*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.*

#### STANDARDS FOR CONDITIONAL USE COMMENTARY

The “S-2” Mixed-use District is intended to encourage higher density commercial and/or residential development. Operating an event/party center in the same space as a co-working space provides the ability to activate the storefront beyond the hours of the office use. The proposed event/party center should not endanger the public health, safety, and welfare. No changes are proposed to the exterior of the building. The project is code compliant in terms of parking, there is a surface parking lot behind the building.

#### 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 storm water 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**

The continued use of an existing storefront addresses sustainability guidelines one that encourages the continued use of existing structures.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the conditional use permit for the event/party center as described in the Planning Commission application with the following additional conditions:

1. Receipt of all required approvals and permits;
2. 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;
3. The Applicant shall work with staff to resolve any complaints from neighbors; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Ms. Cohen asked if there were questions for staff from the Commissioners.

Ms. Horowitz mentioned that the application stated that the applicant would only do large events on Sundays and asked if this should be included in the conditions.

Director Zamft agreed that this was a good idea.

Ms. Cohen asked if there were any other questions for staff from the Commissioners. There were none.

Ms. Cohen asked if the applicant or a representative were present. The applicant and her landlord indicated they were present.

Ms. Jasmine Williams, representing The Design Suite, 3980 Mayfield Road stated she had been sworn in.

Mr. Horowitz asked if the applicant would agree to a condition that large events of 50 or more people would only be held on Sundays.

Ms. Williams responded that this works.

Ms. Cohen asked if there were any other questions for the applicant. There were none.

Ms. Cohen asked if there was anyone from the public that wanted to speak on this case. There were none.

Ms. Cohen asked if there was a motion.

Mr. Horowitz motioned to approve **Project No. 22-14: J.R. Williams dba The Design Suite, 3980 Mayfield Rd.**, requests for a Conditional Use Permit for co-working office & event/party center with the following conditions:

1. Receipt of all required approvals and permits;
2. 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;
3. The Applicant shall work with staff to resolve any complaints from neighbors; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval and
5. Events with greater than 50 attendees shall be held on Sundays only.

Ms. Miles seconded the motion.

Ms. Cohen called for the vote. **The motion carried 5-0.**

5. PROJ. NO. 22-15 and 6. PROJ. NO. 22-16

Ms. Cohen asked Director Zamft to review the next two items on the agenda, noting that while the presentation and discussion will be on the two projects, individual motions on each project will be considered separately.

Director Zamft's presentation was as follows:

**Project No. 22-15: Amato Homes I LLC, 3417 Desota Ave., "B" Two-Fam.,** requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161; and

**Project No. 22-16: Amato Homes I LLC, 3421 Desota Ave., "B" Two-Fam.,** requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

**CONTEXT:** Both vacant parcels are zoned "B" Two-Family. The properties surrounding the parcel are zoned "B" Two-Family. The neighborhood has two-family and single-family houses. The Master Plan Future Land Use Map shows this area as continuing to be housing that is detached, attached, or two-family.

**HISTORY:** 3417 Desota had a two-family house that was demolished in 2014. The parcel has been vacant since that time. This parcel is a non-conforming parcel in terms of lot area. This parcel is 50 feet wide and is 6,000 square feet in area. A code conforming parcel in the "B" Two Family District with a single-family dwelling is to be a minimum of 50 feet wide and have a minimum of 7,500 square feet in area.

3421 Desota had a two-family house that was demolished in 2012. The parcel has been vacant since that time. This parcel is a non-conforming parcel in terms of lot area. This parcel is 50 feet wide and is 6,000 square feet in area. A code conforming parcel in the "B" Two Family District with a single-family dwelling is to be a minimum of 50 feet wide and have a minimum of 7,500 square feet in area.

### **PROJECT DESCRIPTION**

Amato Homes is developing infill housing along Desota Ave. They have designed a house with modern amenities including an attached one-car garage. Both houses conform with the existing front yard set-backs, the 5'5" side yards are code conforming (code requires a minimum of 5') and the 30' rear yard is code conforming (code requires a minimum 30' rear yard).

### **REQUEST FOR REDUCTION OF REQUIRED ENCLOSED PRIVATE PARKING SPACE**

The applicant is requesting a reduction in the required enclosed private parking spaces for both houses under 1161.051(a)(iv).

### **STANDARDS**

#### **1161.05 MODIFICATION OF NUMBER OF REQUIRED PARKING SPACES.**

Whenever the parking requirements based on functions and uses, and application of the standards specified in Schedule 1161.03 can be shown by the applicant to result in an excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with these regulations, the Planning Commission may approve a reduction in required spaces

#### **1161.051 EXCEPTIONS TO REQUIRED ENCLOSED PRIVATE PARKING SPACES**



Any application that will not be providing the requisite enclosed parking spaces as indicated in Schedule 1161.03 shall require review and approval by the Planning Commission based upon the regulations and criteria of this section.

- (a) Exceptions. The required off-street parking spaces for single-family dwellings, two-family dwellings, and townhouses shall be enclosed in a detached or attached private parking garage, as indicated in Schedule 1161.03 unless one (1) or more of the following exceptions can be substantiated:
  - (i) The parcel is a legal, non-conforming lot that does not have the requisite minimum lot area or lot width to accommodate a Code-conforming private parking garage.
  - (ii) Special conditions exist specific to the lot that are not applicable generally to other lots in the same Zoning District that render a Code-conforming private parking garage impractical.
  - (iii) If the previously existing private parking garage on the lot was a single-car garage for single-family dwelling.
  - (iv) If an existing private parking garage structure and associated remnant parking pavement are proposed to be removed and replaced with grass or landscaping, thereby increasing green or open space.
  - (v) If a substantial expansion or addition to the principal structure is proposed.
- (b) Landscape Plan Required. Any application that will not be providing the requisite enclosed private parking spaces shall include a Landscape Plan that addresses stormwater management and minimizes adverse impact on neighboring properties, subject to Chapter 1166 of the Zoning Code.
- (c) All other provisions of City ordinances relating to zoning, demolition construction, use, and maintenance of residential buildings shall apply, including, but not limited to, impervious surface coverage, yard setbacks, parking pad dimensions, driveway dimensions, parking requirements, and utilization of driveways for parking.

#### **STAFF RECOMMENDATION**

Staff found that both requests met exception criteria (iv) as the design under consideration provides additional green or open space that otherwise would be covered with driveway pavement and a larger garage.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to permit a one-car garage as shown on the submitted site plan with the following conditions:

1. ABR approval;
2. Receipt of required building permits;
3. Final landscape plan to be approved by the Planning Director; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

Director Zamft explained that these houses are part of a 17-house infill housing development project.

Ms. Cohen asked if each of the 17 houses would need to come before the Planning Commission. Director Zamft replied that if a reduction of the enclosed parking is requested on a parcel, they would have to bring it back to the Planning Commission for consideration, but that they could bundle their requests, similar to what was done tonight.

Ms. Cohen asked if there were questions for staff from the Commissioners.

Mr. Horowitz stated that the fact that this is a 5-bedroom house with a 1-car garage concerns him a little. Director Zamft responded that with the new garage regulations that were adopted in 2021, a 1-car garage would be permitted and that parking is permitted in the driveway. The reason for the design request is the limitation of having to have a 2-car garage, particularly on a site that is limited in size.

Mr. Horowitz asked why the driveway expands to 12 feet wide along the public sidewalk. Director Zamft replied that this is a question for the applicant.

Mr. Horowitz stated that he felt that the windows were sub-minimal according to code, there are no windows on one side and he believed there used to be rules about how much sunlight comes into a house. Director Zamft stated that this would be an ABR/building code issue. The zoning code does not address this.

Ms. Cohen asked if or when the applicant brings the proposed site plans to the Planning Commission, does this mean they are either purchased or under construction?

Director Zamft stated that these are city-owned properties and we have a development agreement with Amato Homes to develop 17 properties. He said there will be a purchase agreement that will need to be approved by Council after the developer gets through the approval process.

Ms. Cohen asked if the developer would be able to come next month, for example, for the remaining 15 lots. Director Zamft stated that they would be able to, but the deadline for applications for the August meeting was today and nothing was received.

Ms. Cohen stated that she is asking whether there is a trigger as to when they apply. She said that she believes that since there is a development agreement with the city they could come to the Planning Commission whenever they are ready, whether the property has been sold or not.

Director Zamft responded that this is correct.

Ms. Wobig asked if there was more open space added to the site with the design of these houses. She stated the intent is to allow for more permeable ground.

Director Zamft responded that a code conforming project with a two-car garage has more impermeable surface than the design and proposal before us.

Mr. Horowitz asked why the driveway becomes 12 feet wide.

Director Zamft stated that the zoning code section 1161.105 permits driveways to be 12 feet in width.

Ms. Cohen asked if there were any other questions for staff from the Commissioners. There were none.

Ms. Cohen asked if the applicant or a representative were present. The applicant, Mr. Frank Amato, came to the podium.

Ms. Miles stated that it was a big house with 5 bedrooms, so who is the market and who drove this design?

Mr. Amato stated that the larger lots are being targeted for larger families. He stated that families would prefer more square footage in the dwelling and reduce the square footage of the garage. He said that these growing families also want to preserve the green space in the rear yard.

Ms. Miles responded that growing families or large families may have more cars and asked what the plan was for parking.

Mr. Amato responded they could park in the driveway.

Ms. Miles asked if these were "spec. houses".

Mr. Amato replied that they were not spec. homes, but, rather, among a standard type of homes that they build.

Mr. Gaynier asked if the homes would be marketed and sold as they are being built or if they complete the house and then place it on the market.

Mr. Amato responded that, generally, they will market the home while under construction.

Ms. Cohen asked if there were any other questions for the applicant. There were none.

Ms. Cohen asked if there was anyone from the public that wanted to speak on this case. Ms. Cohen then asked if there were any members of the public that needed to be sworn in.

All wishing to speak that had not previously been sworn in stood and were sworn in by Assistant Law Director Mr. Crumrine.

Ms. Elaine Price, 3390 Desota Ave, thanked the Planning Commission members for their service. She stated that she was speaking on behalf of the Boulevard Neighbors. She stated that she had reviewed the Master Plan and that there are 10 major themes and that 6 have goals and actions that relate to in-fill housing.



Ms. Price commented as follows:

**Priority #1: Infill Task Force - involve us!**

**1. Vibrant Neighborhoods**

Goal A: Revitalize and rehabilitate neighborhoods affected by blight, abandonment, foreclosure, rental conversions, and demolition

Action 2: pg. 120 Develop an infill development task force to recommend improvements to the city's infill housing process

Action 3: Assemble city- or land bank-owned properties and proceed with a request for proposals for larger redevelopments that fit neighborhood character

- Pg 120 Any new construction should be considered with neighborhood input and should be designed in ways that fit neighborhood character.

*We've not yet been invited. This is a great idea, we look forward to participating*

**Priority #2: Affordable & Accessible**

**8. A Diverse and Open Community**

Pg. 203 Cleveland heights will continue to be a diverse community that is open and welcoming to all who choose to call the city home.

Goal B: pg. 205 Promote affordable housing by continuing to partner with fair housing organizations, investing in a variety of housing options, and continuing to use federal funds to support these efforts

Action 1: pg. 206 Work with developers to use low-income housing tax credits to develop affordable live-work housing

The stated prices of the planned homes \$330-380K seem high for the neighborhood; not really affordable.

- Statements about market rate -- Remember, this isn't a market initiative, it's a publicly subsidized initiative.

Two components:

- City-owned lots (belong to the City and hence the citizens) will be sold at a price dramatically below the market rate - subsidized by the people of CH;
- 15 yr. tax abatement - great incentive yet also a public subsidy
- Public land, tax abatement yet market price?

*Direction outlined in Master Plan - provide affordable homes - is better and preferred, particularly for Desoto and the Boulevard Neighborhood*

**Priority #3: Pattern Book- Houses that fit in**

**1. Vibrant Neighborhoods**

Goal D: continue to promote the preservation of historic homes and buildings Action 4: pg. 128 develop a "pattern book" to encourage contextual design of infill construction and compatible alterations to existing structures

- Our neighborhood is nearly 100 yrs. old

- Techniques like use of materials similar to those of adjacent homes, brick, wood, trim, will help create homes that "fit in"

*We encourage the City to develop this pattern book with appropriate styles for each neighborhood with infill housing opportunities.*

#### **Priority #4: Accessible for All Ages and All Abilities**

##### **8. A Diverse and Open Community**

Goal C: pg. 206 Ensure accessible units and opportunities for independent living through incentives and education in designing universally accessible homes

Action 2: pg. 206 Encourage universal design in newly constructed private homes and require it in homes using government funds

- Universal Design has been around for 20+ years
- When integrated into the design from the start, doesn't cost more.

*Strongly encourage its use of Universal Design for all ages & abilities home-living*

#### **Priority #5: Home design which incentivizes sustainable, climate-resilient living and makes sustainable living easy**

##### **3. Environmentally Sustainable Community pg 149**

Cleveland Heights will be an environmentally sustainable community that uses green infrastructure to capture and slow stormwater, encourages active transportation, and promotes state-of-the-art building techniques to preserve the environment.

Goal D: link incentive programs to green development and building techniques, such as LEED certification

Action 1: pg. 158 Develop a tiered community reinvestment area that links increased incentives to green building design

The builder doesn't need to install these features yet the "design" should be such that it's super easy for the homeowner to install sustainable features and the design optimizes the function of these features:

- pg 150 downspout disconnect program: rain barrel ready downspouts
- pg 156 promote walking or biking: garage design which balances cars with bikes, scooters and emerging micromobility devices; can be wired for electric vehicle charging
- pg 159 promote environmentally friendly construction: construction methods, materials
- in addition, alternative energy-ready design: roof orientation to optimize the function of solar panels, embedded wiring for easy solar installation & distribution

Goal E: pg. 159 Continue to promote sustainability through city regulations, such as the adopted sustainable zoning code amendment

We'd like to know more about this Sustainable Zoning Code Amendment. We commend the Master Plan and more recently City Council for making Sustainability and Climate Resilience an important goal. Therefore, we encourage the City to follow this Master Plan and assure that all

new housing, especially City subsidized homes, be ones which can dramatically lower our carbon footprint and advance us towards achieving the City's sustainability goals.

Finally, specific neighbor input on the look nature of homes, based on these themes of the master plan include:

- Styles compatible with existing properties, including the use of similar materials to those of adjacent homes: neighborhood identity, vibrancy, fit, pattern book
- Front Porches large enough for gatherings so neighbors will engage with each other and front yards for kids to play: Vibrant & Safe Neighborhoods
- Affordable and Age-in-Place homes: Diversity
- Designed for the lifestyles and practices of diverse cultures and religions: Diversity
- Multiple color options

In closing:

- We wholeheartedly support infill housing in our neighborhood and across the City, and we thank the City for leading this.
- We wholeheartedly support the 2017 Master Plan and look forward to working with the City on implementing the insightful actions we've cited today related to housing.
- We understand that the City has a contractual relationship with a builder for this initial phase of infill housing, yet this contract has not yet fully integrated these relevant actions of the Master Plan.
- And ... we believe that the City has a contract with us, the citizens. The Master Plan is the City's contract with its citizens, and we encourage the City to find ways to resolve these two contracts in a manner which satisfies residents, current and future developers and drives Cleveland Heights' vision and goals as outlined in the Master Plan.

Ms. Cohen thanked Ms. Price for her comments and stated that many of her comments were not the purview of the Planning Commission.

Shannon Pearlman, 3310 Altamont Rd. spoke and asked about other vacant lots within the area, as well as the new parking regulations.

Ms. Cohen stated that the last summer the zoning code was amended to allow the process of reducing the number of enclosed parking spaces that are being discussed tonight.

Ms. Miles asked if the parcels on either side of the two proposed houses were part of the development agreement for infill housing.

Mr. Amato responded that they were.

Ms. Cohen thanked Ms. Pearlman for her comments.

Laura Marks, 1114 Castleton Rd. spoke and stated that sustainability elements should be part of the design, including being solar ready, utilizing permeable pavers or concrete on the driveways, as well as making sure that trees were part of each home. She mentioned that trees are infrastructure, and that Heights Tree People could help with a tree lawn tree, as well as a front lawn tree.



Director Zamft replied that paving materials are part of the zoning and building code.

Ms. Cohen asked if there was anyone else from the public that wanted to speak on this case. There were none.

Ms. Cohen asked if there were any other questions from the Commissioners for staff or the applicant.

Ms. Miles stated that she is having concerns about the reduction language of the code as there is no existing structure on the parcel.

Director Zamft stated that the code was written they were thinking about existing structures. He stated that in fact, we are talking about parcels that are legal nonconforming parcels so these are small lots, and creating a two-car garage on a small lot leaves no space for a backyard and so the exception is a combination of exception one and exception four.

Ms. Miles asked if Director Zamft could confirm that other than the reduction of parking these were code-conforming plans.

Director Zamft confirmed that this was correct.

Ms. Miles asked if Director Zamft could review the number of cars that could park in the driveway.

Director Zamft stated that parking is limited to two cars in the driveway and that the sidewalk cannot be blocked.

Ms. Cohen asked if there was a motion for Project No. 22-15.

**Mr. Horowitz moved approval of Project No. 22-15: Amato Homes I LLC, 3417 Desota Ave., "B" Two-Fam., requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161 with following conditions.**

1. ABR approval;
2. Receipt of required building permits;
3. Final landscape plan to be approved by the Planning Director; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval.

The motion was seconded.

Mr. Horowitz commented that Ms. Price and Ms. Marks made good comments, especially the inclusion of things discussed in the Master Plan that seems to have gotten away from this. He stated he would like to see the City get more focused on sustainability, on the tree canopy while things are in the planning phase. He stated that going forward these questions should be asked, including why the infill development task force was not implemented or a design book developed.

He stated that mostly he is concerned with Cleveland Heights being a leader in sustainability and the all small pieces that add up to get us in that direction.

Ms. Wobig stated that as we plan and move forward we need to think of the long-term sustainability of housing types and the retention of those. She said that the argument is to demolish houses that have four or five rooms due to their excessive size. Her concern is that as we create new housing can they be sustained as families grow, age and change and if so, how can we support this in our planning process?

Ms. Cohen called for the vote. **The motion carried 5-0.**

Ms. Cohen asked if there was a motion for Project No. 22-16.

**Mr. Horowitz moved to approve Project No. 22-16: Amato Homes I LLC, 3421 Desota Ave., “B” Two-Fam.,** requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

1. ABR approval;
2. Receipt of required building permits;
3. Final landscape plan to be approved by the Planning Director; and
4. All required construction and installation of the use shall be completed within 24 months of Planning Commission approval

The motion was seconded.

Ms. Cohen called for the vote. **The motion carried 5-0.**

## 7. PRESENTATION ON GRIDICS ZONING/MAPPING TOOLS

Ms. Cohen asked for the Presentation on Gridics Zoning/Mapping tools by Jessica Wobig.

Ms. Wobig started by explaining that there are tools in the marketplace that can make the evaluation of zoning and development easier and that she wanted to share with the Planning Commission and public once such tool: Gridics. She then showed a 4-minutes video that highlighted Gridics’ integrated platform: <https://vimeo.com/561620281>. She then provided a presentation on each element of the platform, including ZoneCheck (which is a zoning “front counter” for the public), CodeHUB (which is an updated and easy-to-use online zoning code), and MuniMap (which is 3D mapping to help visualize zoning and development). She mentioned that there would be costs involved, but that one of their advantages was how quickly they could deploy everything – in a matter of months.

Director Zamft added that he had worked with Gridics previously and suggested that they or another platform like them would have real value to the Planning Department.

There was discussion among the Planning Commissioners. They asked Ms. Wobig and the Planning Department to see what other municipalities were using, if anything, and if there was an opportunity to partner with any of our neighboring communities. They also asked to see if there were any other platforms that might provide a similar service.

## 8. SUMMARY PRESENTATION ON THE RECOMMENDATIONS FROM CEDAR-LEE PARKING & TRAFFIC STUDIES

Director Zamft presented an update on the Cedar-Lee parking and traffic studies. Director Zamft started off by mentioning that early on in the planning process for the Cedar-Lee-Meadowbrook project the City brought on two (2) consultants to perform district-wide parking (DESMAN Associates) and traffic (WSP) studies. As part of the Planning Commission's approval of the Cedar-Lee-Meadowbrook project, they wanted to see the final results and recommendations of the parking and traffic studies, and this presentation was for the purpose. Director Zamft discussed the project timeline, including all of the community engagement specific to parking and traffic. He then discussed the recommendations of each of the studies in general detail, but suggested that for more detail one should look at each of the studies.

### Parking

#### **Recommendations to Expand the Supply of Public Parking in the Cedar-Lee District**

- A. Create Additional On-Street Parking Opportunities
- B. Reconfigure the Existing Layout of Parking Lot 17
- C. Explore Potential Opportunities to Develop Other Off-Street Parking Lots
- D. Shared Parking Agreement with Library and Board of Education

#### **Recommendations to Improve the City's Overall Parking System**

- A. Upgrade Outdated Parking Meter System Hardware
- B. Acquire Mobile Automatic License Plate Recognition (ALPR) Technology to Improve Enforcement
- C. Adopt "Pay-by-Plate" as the identifying reference for all Parking System Transactions
- D. Expand the Current Capability of the City's Pay-by-Phone Service Platform
- E. Transition to Issuing Virtual Parking Permits
- F. Authorize the Establishment of "Pay-by-Phone Only" Parking Zones
- G. Change City Current Schedule of Parking Rates
- H. Undertake Aesthetic & Wayfinding Improvements

### Traffic

#### **Recommendations to Improve Traffic Operations and Safety within the Cedar-Lee District**

- A. Signal timings & progression along Lee Road corridor
- B. Install raised crosswalks along Lee Road
- C. Replace RRFBs with Pedestrian Hybrid Beacons
- D. Convert signal at Wendy's driveway to Pedestrian Hybrid Beacon
- E. Modify accessible parking pavement markings on Lee Road
- F. Evaluate speed limit sign locations
- G. Parking enforcement
- H. RTA coordination

Director Zamft reminded everyone that both studies are posted on the project webpage (under 'May 2022'): [www.clevelandheights.gov/clm](http://www.clevelandheights.gov/clm)

He mentioned that the next steps are:



- Internal meeting among departments
- Meet with Cedar-Lee SID
- Determine short-, mid-, and long-term capital planning
- Budgeting
- Implementation

There was some discussion among the Planning Commissioners.

#### 9. STAFF REPORT ON PLANNING ACTIVITY

Staff had nothing additional to report on planning activity.

#### 10. OLD BUSINESS



There was no old business.

#### 11. NEW BUSINESS

There was no new business.

#### 12. ADJOURNMENT

**The meeting adjourned approximately at 9:15 p.m.**

  
\_\_\_\_\_  
Jessica Cohen, Chair  
\_\_\_\_\_  
Eric Zamft, Secretary