

**CITY OF CLEVELAND HEIGHTS
REGULAR PLANNING COMMISSION
August 10, 2022
MINUTES OF THE REGULAR MEETING**

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

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

CALL TO ORDER

Ms. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the August 10, 2022, regular meeting of the Cleveland Heights Planning Commission.

APPROVAL OF MINUTES

Ms. Cohen stated that the minutes from July 13, 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.

Karen Knittel Staff report as follows:

Proj. No. 22-17: C. Golden, 2819 Hampshire Rd., “A” Single-Family, Requests Reduction of Required Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161

CONTEXT: This is a single-family house, located in an “A” Single-Family district. The houses along Hampshire Road are zoned “A” Single-Family. The property to the rear of the applicant is 2808 Mayfield Road zoned “MF2” Multi-family.

PROJECT DESCRIPTION: The applicant has a 15.5’ by 18.3’ garage with barn doors in the rear of his property. He is requesting to have no garage and to use the former garage space as the rear yard.

This is a nonconforming lot of record in terms of parcel square footage. Code Section 1121.06 states that in the "A" Single-family district the minimum width of a code conforming is 50 feet and the minimum lot area is 7,500 square feet. 2819 Hampshire is a code conforming 50 feet however it is only 5,500 square feet in area.

The Master Plan's Future Land Use Map shows this area as continuing to be used for detached single-family houses.

REQUEST FOR REDUCTION OF REQUIRED ENCLOSED PRIVATE PARKING SPACE

The applicant is requesting a reduction in the required enclosed private parking spaces 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 this request met the following exception criteria:

1161.051(a)(i) This is a nonconforming parcel of record as it is 5,600 square feet in area where the code minimum for an "A" single-family parcel is 7,500 square feet; and

1161.051(a)(iv) The applicant is showing the location of the garage as being used for green lawn space bordered by landscaped beds along the east and north property line. The existing driveway that extends into the rear yard is shown as being the location of parking for the home.

Staff recommends that the Planning Commission approve the reduction in required enclosed private parking to permit no garage (enclosed parking) as shown on the submitted site plan with the following conditions:

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

Jessica Cohen asked if there were any questions for staff, there were none. Ms. Cohen asked if the applicant had any questions at this time, she then went on to ask if there were any question from staff for the applicant.

Chris Golden 2819 Hampshire Road Cleveland Heights, Oh and affirmed the oath.

Mr. Horowitz asked why not just remove the old garage and rebuild a new garage, still allowing for parking and function of both drive way and the garage.

Mr. Golden stated that he was under the impression that he had to rebuild a new garage under the current zoning code.

Mr. Horowitz stated that he doesn't see how a one car garage wouldn't be an ideal function for this situation considering that one car garages are still functional in some cases.

Mr. Golden stated he understands Mr. Horowitz.

Ms. Knittel went through the zoning explaining the square footage of a one car garage versus a two-car garage. She further explained the distance from the property lines to justify the reasoning behind Mr. Golden request.

Mr. Golden added that the garage is original to the house, however it needs repair/ Replacing to give a better look and feel to the entire property.

Ms. Cohen asked if there was motion.

Mr. Gaynier motioned to approve **Proj. No. 22-17: C. Golden, 2819 Hampshire Rd., “A” Single-Family**, Requests Reduction of Required Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161 with Staff Recommendations.

Judith Miles second the motion, motioned carried 6-0.

Conversation between Planning Commission was inaudible; however, a motion was made.

Karen Knittel Power Point Presentation:

SUBJECT: **Proj. No. 22-18: J. Wright-Burgess, 3712 Monticello Blvd.,** zoning district, Requests Reduction of Required Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161

CONTEXT: This is a single-family house in an “A” Single-family district. The houses along Monticello Boulevard are all zoned “A” Single-Family. The property to the rear of the applicant’s parcel is a single-family house zoned “A” Single-Family.

PROJECT DESCRIPTION: The applicant purchased the house with point of sale violations on the one-car garage. The applicant is requesting to demolish the existing garage and build a new one-car garage.

3712 Monticello Boulevard is a nonconforming lot of record in terms of both lot width and total lot area. Code Section 1121.06 states that in the “A” Single-family district the minimum width of a code conforming is 50 feet and the minimum lot area is 7,500 square feet. 3712 Monticello Blvd. is 40 feet wide and is 5,200 square feet in area.

The Master Plan’s Future Land Use Map shows this area as continuing to be used for detached single-family houses.

REQUEST FOR REDUCTION OF REQUIRED ENCLOSED PRIVATE PARKING SPACE

The applicant is requesting a reduction in the required enclosed private parking spaces under 1161.051(a)(iii).

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 this request met the following exception criteria:

1161.051(a)(i) This is a nonconforming parcel of record as it is 5,600 square feet in area where the code minimum for an "A" single-family parcel is 7,500 square feet; and

1161.06051(a)(iii) This property has a single-car garage and the applicant proposes to build a new single-car garage.

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

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

Ms. Cohen asked why did this case need to come before the Planning Commission.

Ms. Knittel explained that there had been some changes to the Zoning Code and that was reason why more and more of these particular cases would now come before the Planning Commission for approval.

Ms. Cohen stated that she now understood the reasoning.

Applicant came further stated her address and affirm the oath. She went on to thank the Planning Commission for hearing and considering her request.

Mr. Horowitz motioned approval for **Proj. No. 22-18: J. Wright-Burgess, 3712 Monticello Blvd.**, zoning district, Requests Reduction of Required Private Parking Spaces per Code Section 1111, 1115, 1121, & 1161.

Judith Miles second the motion, motion carried 6-0.

Alex Pesta of City Architect 12205 Larchmere Blvd. affirm the oath. Mr. Pesta, went on to the presenting Project No. 22-19

PowerPoint Presentation:

SUBJECT: Proj. No. 22-19 Flaherty & Collins Properties, Cedar-Lee Meadowbrook Development, 13230 Cedar Rd., "C2X" Multi-Use, request lot resubdivision per Code Chapters 1111, 1115, 1131.

CONTEXT: The Cedar-Lee-Meadowbrook Project Site currently is bounded by Cedar Rd. to the north, Meadowbrook Blvd. to the south, the Lee Rd. commercial properties to the west, and residential properties to the east (the "Project Site"). For purposes of this Staff Report, the portion of the site north of Tullamore Rd. is referred to as the "Cedar-Lee site", with the building on this site is referred to as the "Cedar-Lee Building" on the site plans. The portion of the project south of Tullamore Rd. is referred to as the "Meadowbrook site" and the building on this site is referred to as the "Meadowbrook Building" on the site plans.

The property is zoned 'C2-X' Multiple-Use. The adjacent commercial properties along Lee and Cedar Roads are zoned 'C2-X' Multiple-Use. Across Cedar Rd. to the north is the Cleveland Heights-University Heights High School, zoned 'S2' Mixed-Use. To the east and north of Tullamore Rd., the residential property is zoned 'A' Single-Family and the property to South of Tullamore with Tullamore addresses are zoned 'A' Single-Family. The apartment buildings to the

east with Meadowbrook Blvd. addresses are zoned 'MF2' Multiple-Family. South, across Meadowbrook Blvd., the commercial property is zoned 'C-2X' Multiple-Use.

The purpose of the 'C2-X' Multiple-Use District is to provide standards for the continued operation of mixed-use neighborhoods and to provide for dense, mixed uses along thoroughfares, and to concentrate mixed-use buildings to promote and encourage activity. Parking and driveways are generally located so as not to disrupt the pedestrian activity.

The adopted 2017 City of Cleveland Heights Master Plan Future Land Use Map shows this area as Mixed-Use Commercial & Retail that is described as being a walkable building with upper-floor residential or office.

HISTORY:

In February 2022 Flaherty & Collin received the required permission from the Planning Commission (Project Number 21-17) and the Board of Zoning Appeals (Cal. No. 3539) granted variances for the Cedar Lee Meadowbrook Development. A condition of approval was for the applicant to join the Cedar-Lee parcels.

REQUEST FOR LOT RESUBDIVISION

The applicant is requesting to consolidate the parcels for the Cedar-Lee portion of the project site into one parcel. This included Permanent Parcel Numbers: 687-06-096, 687-06-088, 687-06-089, 687-06-090, 687-06-091, 687-06-013, 687-06-012, 687-06-011, 687-06-010, 687-06-009, 687-06-095, 687-06-094, 687-06-093, and 687-06-092.

This was a Planning Commission condition of approval for Project Number 21-17 Cedar-Lee-Meadowbrook redevelopment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the lot resubdivision to permit the lot joining as shown on the Neff survey dated 11/16/2021 with the condition that prior to submitting the plat to the County Recorder, it must be signed by the Director of Law, Director of Planning and Development and the Planning Commission Secretary.

MS. Cohen asked if there were any question for the applicant or staff there were none, she then asked if there was a motion.

Mr. Howoritz motion for approval of **Proj. No. 22-19 Flaherty & Collins Properties, Cedar-Lee Meadowbrook Development, 13230 Cedar Rd., "C2X" Multi-Use**, request lot resubdivision per Code Chapters 1111, 1115, 1131.

Second motioned approved 6-0.

SUBJECT: Proj. No. 22-20 WXZ Development, Inc., 1908-1946 S. Taylor Rd., "C-2"
Local Retail, requests conditional use permit for live-work units per Code Chapters 1111, 1115, 1131, 1151, & 1153.

Matthew Wymer reprehensive for Proj. No 22-20 affirmed the oath. He went on to explain the request before the Planning Commission give insight to the plans for the Taylor Tudor project.

Kevin Dreyfuss-Wells echoed Mr. Wymer.

Ms. Cohen asked if the live work space with be in each unit of the new development.

Response was unaidable.

Additional questions were also unaidable.

Mr. Dreyfuss-Wells went on to explain that there will elevators that will allow access to the southern buildings.

Judith Miles raise the question of parking rather it will be off street parking available to non-residents and residential parking.

Mr. Dreyfuss-Wells responded that there will be additional plans in place to accommodate additional parking for both residents and non-residents.

Ms. Cohen asked if there were any additional questions at this time,

Karen Knittel Power Point Presentation:

SUBJECT: Proj. No. 22-20 WXZ Development, Inc., 1908-1946 S. Taylor Rd., “C-2”
Local Retail, requests conditional use permit for live-work units per Code Chapters 1111, 1115, 1131, 1151, & 1153.

CONTEXT: The Taylor Tudor buildings are on the west side of South Taylor Road between the Taylor Road Synagogue to the south and the Vanderbrook building to the north and are zoned “C-2” Local Retail. The properties along both sides of South Taylor Road are commercial properties zoned “C-2” Local Retail. To the rear of the project property are apartment buildings zoned “MF1” Multiple-Family.

PROJECT DESCRIPTION

The City issued a Request for Qualifications and Preliminary Redevelopment Proposals (RFQ/RFP) for the rehabilitation/redevelopment of the Taylor Tudor buildings on August 27, 2021. WXZ Development (the “Applicant”) responded to the City’s RFQ/RFP on December 10, 2021 with a proposal that not only rehabilitated the Taylor Tudor buildings, but had a larger vision for the revitalization of the South Taylor Road/Cain Park Village area. City Council authorized the Mayor to enter into an agreement with the Applicant on May 2, 2022 and City Council authorized a lease agreement with the Applicant on July 7, 2022 (and signed on July 8, 2022).

The Applicant has applied for and the subject of this agenda item specifically the rehabilitation of the Taylor Tudor buildings (the “Project”). The historic preservation project of the Taylor Tudor buildings will include complete building rehabilitation per the Secretary of Interior’s Standards for

Historic Preservation. The project is seeking state and federal historic preservation tax credits. The scope of work includes new windows, new storefront systems, new building mechanicals, new skylights, the addition of elevator spaces, and new roofs.

These are existing mixed-use buildings. The buildings are not landmarked buildings. The Taylor Tudor buildings are located in the Monroe/Stadium Square National Historic District. The project is zoning code compliant. These mixed-use buildings have no on-site parking and this parking situation is grandfathered in, making the buildings and project code compliant.

Live-work units are proposed for eight (8) of the storefront spaces on the first floor facing South Taylor Road. Two (2) of the live-work units are proposed for the building 1912 and six (6) live-work units are proposed for building 1908. Live-work units are conditionally permitted uses requiring Planning Commission review and approval. The proposed-live-work units are located in former retail space. The “work” area of this space is less than the original square footage of the original retail store and so there is no additional parking required as a result of the proposed live-work use. As a result, to reiterate, the overall rehabilitation Project with the conversion of ground-floor retail spaces to live-work units, is considered zoning code compliant.

The Architectural Board of Review (ABR) reviewed and approved the plans for renovation of the Taylor Tudor buildings at their August 9, 2022 meeting.

Note that the larger vision for the revitalization of South Taylor Road/Cain Park Village will be subject to significant upcoming community engagement, staff review, multiple board/commission/Council approvals, including the Planning Commission. Staff has asked that the Applicant introduce the larger vision, but, as a reminder, it is not the subject of the agenda item and the request for approval.

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 – **Live-work units are conditionally permitted uses in the C-2 District. The purpose of the C-2 District is to provide for the continued operation of small neighborhood commercial establishments and to encourage pedestrian activity. The design of these units along with the live-work use itself align with the planning objectives of the zoning code and the C-2 District in particular.**
- 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 –

The location of the proposed live-work units are former storefront spaces, this will not be detrimental to or endanger the public health 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 – **The live-work units are being designed following the Secretary of Interior’s standards for historic preservation. The renovated buildings and new live-work units will enhance the character of this 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 – **The live-work units are being designed following the Secretary of Interior’s standards for historic preservation. The renovated buildings and new live-work units will not be injurious to the use and enjoyment of other property in the area.**
- 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 – **The live-work units will not impede the development of the surrounding property.**
- f) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided – **These are existing buildings with adequate infrastructure; the building renovation will improve utility connections from the current condition.**
- 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 live-work units will not impact traffic.**
- 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 – **The live-work units will not be detrimental to the economic welfare of the community.**
- 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 – **Live-work units are compatible with the uses permitted by right in the C-2 District.**
- 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.**

SUPPLEMENTAL STANDARDS FOR THIS CONDITIONAL USE (Chapter 1153)

There are no supplemental standards for live-work units in Chapter 1153.

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.*

This is a renovation and the live-work units are an adaptive reuse of the historic buildings. The renovation will follow the Secretary of Interior's Standards for Historic Preservation.

- 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.*

The renovation will include new building mechanicals, new windows (including skylights) and doors in select locations that will improve the buildings' energy efficiency. They intend to use energy star rated residential appliances.

- 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.*

This is an existing site and building.

- 4) *Where the development requires the demolition of existing structures, recycling and reuse of building materials from demolished structures.*

The buildings are being renovated per the Secretary of Interior's Historic Preservation Standards.

- 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.*

The project maintains the street level storefront windows and the building setback is at the public right-of-way. The renovation and reuse of this building will add additional people living and working in this section of South Taylor Road.

- 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.*

This is an existing site with no natural features or open spaces.

- 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.*

No site changes are proposed that would impact storm water.

- 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.*

This project does not include any additional public infrastructure.

- 9) *Community amenities such as public art, places to congregate such as plazas, malls, gardens, outdoor seating, and pedestrian and transit facilities.*

The Taylor Tudor Buildings are existing no community amenities are included with the historic renovation of this building.

- 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.*

The Taylor Tudor buildings are existing with no open space on the site.

- 11) *Provision of car or bicycle sharing facilities on-site.*

The Taylor Tudor buildings are existing, no car or bicycle sharing facilities are proposed on the site.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the conditional use permit for the live-work units at 1908-1946 S. Taylor Rd., as described in the Planning Commission application with the following additional conditions:

1. Receipt of all other required local 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 36 months of Planning Commission approval.

Mr. Dreyfull-Wells reproached the stand to add that part of their analyst they have a grand-fathered building, some of the building at going to converted into traditional retail into live work areas and the live work as a lesser demand versus the retail space. Which helps with the parking concerns. he went on to further explain the live work project and its intent.

Ms. Cohen asked if there were any questions for the applicant or staff. Ms. Cohen asked for clarification on Grand-father properties regarding parking.

Ms. Knittel stated that for the most part it's for premiant parking and parking lots, she mentioned that there are only a few streets that allow this.

Mr. Grover affirmed the oath stated that he has owned and operated "Barkly" for 20 plus years. He raised the concern of parking, he hopes that this will be resolved for all that are surrounded by this new project.

Mr. Horowitz asked if this parking location would offer both gas and electric.

Response was inaudible.

Mr. Horowitz went on to say that he felt having electric as one if the main sources would be a great benefit to the project as well the City of Cleveland Heights.

Few minutes of comments and question that were inaudible

Ms. Wobig raised a question regarding trash and safety feature behind the building.

Response was inaudible.

Ms. Cohen wanted to clarify that no conditions regarding parking can not be made because the zoning code restricts that.

The applicant came before the Planning Commission to further explain, how this will be affecting the project and parking. He also showed a PowerPoint of the existing buildings and what the project will look like long with a view of the proposed parking.

Mr. Zamft added that the different phases of the project will all come back before the Planning Commission before completion.

Mr. Gaynier motioned approval for **Proj. No. 22-20 WXZ Development, Inc., 1908-1946 S. Taylor Rd., "C-2" Local Retail**, requests conditional use permit for live-work units per Code Chapters 1111, 1115, 1131, 1151, & 1153.

Motioned second and approved 6-0.

Ms. Wobig asked for a motion to amend to staff recommendation 3. Any complaints from neighbors such as parking, access to parking and existing parking.

Second and motion was passed 6-0.

Approve motion for the amended language to the staff recommendation 3.

Second and motion was carried 6-0.

Mr. Pesta came forth and brought forth information regarding Cedar-Lee Meadow Brook. He stated that they are still working toward presenting to the City of Cleveland Heights a final project. They have made some changes that have been for the betterment of not only the City of Cleveland Heights but the residents.

Mr. Zamft made a brief comment on reduction of parking plan as well as the zoning amendments that have come before the Planning Department and will soon come before the Planning Commission. He went on to speak on the concern of Air B&B and accessory building and their use on current properties, he also made mention of concern from both Jews and Christian Communities regarding parking within their place of worship.

Mr. Horowitz stated the wanted at some time take time to look at the zoning code regarding energy and it can be use to benefit the city as a whole.

Ms. Cohen mentioned the Federal tax Credits that will be given out regarding energy saving.

New Business

Old Business

Adjournment 8:19pm



Jessica Cohen, Chair



Eric Zamft, Secretary

