

**CITY OF CLEVELAND HEIGHTS  
REGULAR PLANNING COMMISSION  
April 10, 2024  
MINUTES OF THE REGULAR MEETING**

**PRESENT MEMBERS:** Jessica Cohen, Chair  
Jessica Wobig  
Leonard Horowitz  
Ken Surratt  
Michael Gaynier  
Adam Howe

**STAFF PRESENT:** Eric Zamft, Director of Planning & Development  
Jason Hines, Assistant Law Director  
Brooke Siggers, City Planner  
Christy Lee, Recording Secretary

**Call to Order**

Mrs. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the March 13, 2024, regular meeting of the Cleveland Heights Planning Commission.

**Approval of Minutes**

Minutes for February 14, 2024, were approved.

Assistant Law Director Jason Hines swore in all staff, the public, and applicants.

Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-09 K. Westover, 2220 Grandview, 'B' Two-Fam,** requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Mr. Horowitz questioned the subject property being a two-family house that would have a one-car garage, as there seemed to be adequate room to construct a Code-conforming garage.

Mrs. Cohen asked how many enclosed private parking spaces are required under the Code.

Ms. Siggers stated that a two-car garage is required per the zoning Code.

Mr. Kevin Westover 2220 Grandview was sworn in and stated that this property is a single-family home, but is zoned two-family which is why he was looking to rebuild the one-car garage that was previously there.

Mr. Surratt motioned for approval of project number 24-09 which requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161, with staff recommendations. Mr. Gaynier seconded the motion, and Commissioners voted 5-0 to approve it.

Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-10 STAMPS INVESTMENTS LLC, 3446 Hartwood, 'A' Single-Family**, requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161.

Mr. Gaynier motioned for approval of project number 24-10, which requests reduction of required private enclosed parking spaces per Code Chapters 1111, 1115, 1121, & 1161, with staff recommendations. Ms. Wobig seconded the motion, and Commissioners voted 5-0 to approve it.

Ms. Siggers gave a PowerPoint Presentation on the following project:

**Proj. No. 24-11 UNIVERSITY HOSPITALS URGENT CARE BY WELLSTREET LLC, 12301 CEDAR, 'S2' Mixed-Use**, requests conditional use permit for urgent care clinics per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166.

Mr. Gaynier raised a question regarding the reasoning for imposing a condition forbidding pick-ups and drop-offs on public rights of way. He also addresses some of the complaints listed in the *Heights Observer* regarding parking accessibility within the garage. Ms. Siggers explained that the condition was included in response to concerns expressed by Police Chief Britton in discussions about the proposed project.

Mrs. Cohen requestd to see an additional view of the front door location, and asked which street it would face. She also asked if the nine parking spots located on the property were designated spots for Urgent Care visitors.

Ms. Siggers stated "Yes," affirming that the front door is located on Cedar, and that there is no curbside parking. Also, the nine spots are not publicly accessible parking spots, but are reserved for UH Urgent Care visitors and Staff.

Rick Gorbach, representative for University Hospital Urgent Care by Wellstreet LLC, gave an additional overview of the project in question. He discussed parking, the services that will be offered to the community, and how they will ensure that parking and traffic will be handled in a manner that will be safe and acceptable to all.

Mr. Gaynier wanted to clarify that he doesn't have a parking issue because of the ample parking that is located a block away from the facility. However, at some point, there may be issues with parking and obstruction of traffic.

Mrs. Cohen asked Staff if there are plans for the additional retail space on the ground floor adjacent to the proposed project location

Ms. Siggers asserted that they are currently vacant.

Ms. Wobig asked if there will be any focus on Urgent Care regarding a loading zone on Cedar, and possible temporary signage to direct traffic.

Further discussion among the Commission included parking access, traffic flow, traffic meters, and the safety of all that will come in and out of the facility for service.

Mr. Horowitz motioned approval of project number 24-11, which requests conditional use permit for urgent care clinics per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166, with staff recommendations. Mr. Gaynier seconded the motion, and Commissioners voted 5-0 to approve it.

Alex Frazier, Paul Volpe, and XXX gave a PowerPoint Presentation on the following project:

**Project No. 24-04 TWG, 2228 Noble Road, 'S-2' Mixed-Use**, developing a 52-unit apartment per Code Chapters 1111, 1115, 1121, 1131, 1145, 1151, 1153, 1161, 1165, & 1166 requests:

- (a) Approval of conditional use permit for free-standing apartment building;
- (b) Approval of conditional use permit for accessory parking on adjacent 'A' Single-Family zoned property; and
- (c) Approval of lot resubdivision to do the following:



(c)(1). Permanent Parcel Number 681-38-008 will be split and western portion will be joined to Permanent Parcel Numbers: 681-38-012, 681-38-080, 681-06-004, and 681-06-121.

(c)(2): The eastern portion of 681-38-008 will be joined to Permanent Parcel Numbers: 681-38-010 and 681-38-009.

Alex Frazier, 1301 East Washington Street, Indianapolis, IN, affirms the oath. He noted the project name has now been changed from "Noble Station" to "Nobility Court." He went on to explain why they were returning before the Planning Commission at this time, to obtain their final conditional use permits and resubdivision approvals for this project.

Paul Volpe, 2593 Fairmount Blvd, affirmed the oath. Mr. Volpe went on to go over the project which includes new visuals that display the new site plan they have set forth for the Nobility Court Project. Mr. Volpe gave insight into the additional meetings that they soon will have in the coming months, including City Council and ABR. He added that there have been additional changes to the site plan, floor plan, parking area, community space, and overall aesthetics of the building itself.

Josh, 600 Superior Ste 2401 American Structure Point, stated that he was the Civil Engineer for this project, and went on to present the site plan, landscaping and grading, and utility plan for Nobility Court. He also briefly discussed the layout for sign placement for wayfinding, parking, loading zones, and bike racks, and talked about alterations to the resident and guest parking layout. He also identified locations for stop signs to reduce traffic and accidents.

Mr. Gaynier raised a question regarding speed limits and whether there will be a sign to suggest the correct limit, and the location for guest parking for non-residents. He also asked for clarification regarding where the patio is located.

Josh interjected that most of those who would enter into the parking area would be those who occupied the Nobility Court. Those who enter the parking area who are not residents and become repeat offenders of speeding and parking violations would face consequences. He also explained the storm drain network, showing a PowerPoint of the drainage system.

Rob Morgan, Landscape Architect for Nobility Court Project, affirmed the oath. Mr. Morgan went on to give a brief overview of the current project's landscape proposal presenting a PowerPoint presentation showing the placement of trees and green space.



Mrs. Cohen asked if there had been community feedback regarding the landscape plan for the playground area. She also asked there be parking barriers as a safety net, and if the play area will be for residential use only.

Mr. Morgan stated that there were two options given for the playground to the community and that the one shown in the presentation is the one they preferred. He also explained that the playground/park will primarily be used by the Nobility Court community.

Paul Volpe interjected echoing the past comments giving additional insight to the lighting system that will be used in the project. Mr. Volpe showed a map of the light placement as well as the type of lights that will be used along the steps, terrace, and fence.

Mrs. Cohen asked if the patio furniture was a fixed structure or if it will be movable.

Mr. Volpe stated that it will depend on who plans to lease that structure; it can likely be moved in the event if needed or requested.

Ms. Siggers gave a PowerPoint presentation.

Mrs. Cohen stated the term resubdivision is used both when describing joining and separating parcels is it possible to explain the staff's recommendation?

Ms. Siggers explained that The Applicant is requesting to combine two of the parcels shown on the PowerPoint in blue, which includes the Eastern half of the southern-most lot and. Staff is recommending keeping the purple lot as is for a non-conforming lot and just combine the non-conforming lot to the west of that split lot. This based on the size of the lot in the A-Single Family District is not in keeping with the character of the neighborhood.

Mr. Zamft interjected that this was something that had been spoken about in the past, actually at a Planning Development Committee of Council Meeting. A lot resubdivision is one of the powers of the Planning Commission, while looking at this request staff felt it was better to recommend the alternate idea because having the 3 lots together considering the residential use in the neighborhood is keeping with the lot size.

Mr. Horowitz it appears that what is required is to break off the bottom half of the property and merge it the other half.

Ms. Siggers the split of the southernmost lot creates a non-conforming lot and that resubdivide is used to recreate a non-conforming lot. So, it has to be joined with at least one of them.

Mr. Gayiner the remainder of the three top lots how would the city market that to a developer?

Mr. Zamft it's a future insider sight that will need further thought as to what needs to be done or what is possible in that area.

Mr. Surratt wanted to have more clarity on the recommendation of the lot split.

Mr. Zamft gave additional information that had been echoed by Ms. Siggers PowerPoint recommendation.

Mrs. Cohen asked if there would be electric car stations and possible locations.

Mr. Frazier stated the first concern would be that this project has taken on a complete overhaul and we have found that it's not a necessity for this project to have electric car stations.

Mr. Volpe echoed the same response as Mr. Frazier.

Ms. Wobig asked if there had been EV spots on the original plans.

Mr. Volpe stated "Yes". The decision was made for the betterment of the project, residents, neighbors, and community that EV spots weren't needed for this project.

CJ Nash 1416 Vandemer, affirmed the oath and stated that she was delighted with the new project proposal and is looking forward to seeing the completed results.

Mrs. Cohen asked if the motion for A&B could be combined or should be voted on separately.

It was mentioned that they can be combined.

Mr. Horowitz motioned approval of **Project No. 24-04 TWG, 2228 Noble Road, 'S-2' Mixed-Use**, developing a 52-unit apartment per Code Chapters 1111, 1115, 1121, 1131, 1145, 1151, 1153, 1161, 1165, & 1166 requests:

**(a) Requests approval of conditional use permit for free-standing 52-unit apartment building**

**(b) Requests approval of conditional use permit for accessory parking on 'A' Single-Family zoned property**

With Staff Recommendation

Mr. Surratt seconded the motion which passed

Mr. Gaynier interjected and thanked Ms. Nash for her words and work on this project. As well as thanking all who were involved with this project.

Ms. Wobig thanked those involved with Terrance as well as all other aspects of the project including the sustainability of the community.

Mrs. Cohen echoed Ms. Wobig's sentiments.

Roll Call by Ms. Lee

Wobig

Cohen

Gaynier

Horowitz

Surratt

approved 5-0.

Mr. Horowitz motioned approval of project number 24-04 the request to develop a 52-unit apartment per Code Chapters 1111, 1115, 1121, 1131, 1145, 1151, 1153, 1161, 1165, & 1166, with the staff recommendations.

1.To split the southernmost lot and the westernmost lot

2. Join the eastern portion of the southern lot to the one lot beside it. With the conditions from staff.

(c)(1). Permanent Parcel Number 681-38-008 will be split and western portion will be joined to Permanent Parcel Numbers: 681-38-012, 681-38-080, 681-06-004, and 681-06-121.

(c)(2): The eastern portion of 681-38-008 will be joined to Permanent Parcel Numbers: 681-38-010 and 681-38-009.

There was a second

Roll Call by Ms. Lee

Wobig



Cohen  
Gaynier  
Horowitz  
Surratt  
Approved 5-0.

**New Business**

None.

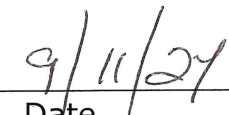
**Old Business**

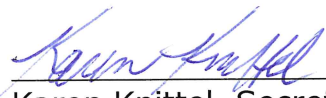
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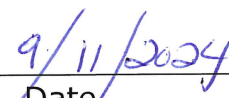
**Meeting Adjournment**

Mrs. Cohen adjourned the meeting at 9:12 P.M.

  
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Jessica Cohen, Planning Commission Chair

  
\_\_\_\_\_  
Date

  
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Karen Knittel, Secretary to the Planning Commission

  
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Date