

# CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION

## MINUTES FOR THE MAY 28, 2025 SPECIAL MEETING

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At 7:00 P.M. on Wednesday, May 28, 2025, a special meeting of the Planning Commission was held in Council Chambers in City Hall.

### **PLANNING COMMISSION**

#### **MEMBERS PRESENT**

Jessica Cohen, Chair  
Michael Gaynier, Vice Chair  
Judith Miles  
Robert Brown  
Ken Surratt  
Jessica Wobig

### **PLANNING COMMISSION**

#### **MEMBERS ABSENT**

Leonard Horowitz

### **STAFF PRESENT**

Justin Hines Assistant Law Director  
Christy Lee, Recording Sectary  
Karen Knittel Assistant Director of Planning & Development  
Brooke Siggers, City Planner

### **COUNCIL PRESENT**

None

### **CALL TO ORDER**

Mrs. Cohen called the meeting to order at 7:00 p.m. She welcomed the audience to the May 28, 2025, special Cleveland Heights Planning Commission meeting.

### **APPROVAL OF MINUTES**

All Minutes will be approved on the June 11, 2025, from the Regular Meeting.

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

**PROJ. NO 24-33, SUSTAINABLE COMMUNITY ASSOCIATES, PARK SYNAGOGUE DEVELOPMENT (PPNS 684-34-014, 684-34-015, 684-35-025), 3300 MAYFIELD**

Ms. Knittel gave a brief over of the 'S-2' Zoning Code to refresh the Commission on its purposes and intent relating to this project. She also explained the proposed uses of sites A1, A2, and A3 and how these particular uses would affect this project and the community.

Ms. Siggers projected the development standards document on the screen, and read through it while making edits.

Ms. Cohen read the suggestion submitted by Commission Member Gaynier, in which he asked that sections 1-5, 7, 8, 10, and 11 be struck from the resolution. Commissioners discussed which of those they would like to remain.

Ms. Knittel noted that Council will review the development standards for final approvals at the following Council meeting after the Planning Commission approves them.

Ms. Miles stated that she likes the flow of the standards document, and that it is consistent with each of the parcels which makes it accessible to someone who may not have a planning background. She agreed with all potential uses that are laid out in the development plan.

Ms. Knittel interjected that there were a few things that have been removed or updated at the time of the resolution. However, this session is designed to help improve the section that identifies the permissible uses.

Ms. Cohen asked was there any objection to striking clause A1 & A2 -11 & 19 regarding the parking deck and public services.

Planning Commission as a whole stated "No."

Mr. Surratt stated the only other clause he may think of striking would be the public service buildings.

Mr. Brown asked if it was only A1 and A3 as well as A3 that are located on Mayfield Road.

Ms. Knittel broke down the differences between each section and how the standards document will affect each one. Ms. Knittel added that it is important to understand the permissible use that are to be allowed in these particular areas.

Ms. Cohen stated that they would now take a look at A3.

Ms. Knittel asked that they take a look at the section pertaining to synagogue site, stating that this is a historical site with a Conditional Use Permit. This language should be tied to the A3 section. She explained to them proper language that should be used for that section.

Ms. Siggers interjected that the accessory uses for parking, which includes garages for any residential buildings, are important to keep within the standards as permissible uses.

Ms. Siggers guided Commissioners through the permissible on-site uses as they deliberated about the ones they would like to remain and the ones they would like to remove.

Ms. Wobig interjected stating that if this will be a campus, having an urgent care near wouldn't be a bad idea.

Mr. Brown suggested an art center/shop should be permitted.

Ms. Cohen suggested that an indoor commercial entertainment center should be permitted. With agreement from the Commission that all conditions in D - A3. She moved on to section E- which included fraternity and sorority homes, financial establishments with a drive through, vet office, funeral home, hotel, parking lot, and parking deck. Satellite dish, schools, as well as other possible establishments were also discussed. Ms. Cohen raised her concerns for having an animal clinic near the campus.

Ms. Knittel showed the public and staff a map of the site for their visual reference, explaining the locations of possible structures and the various sections that are being referred to alphanumerically.

The Planning Commission agreed to keep A4 as is. Section E was left as is. No changes were made to maximum density. Urban design and planning were discussed with no major changes.

Ms. Cohen asked about the data on the older parking plan on section F. She also asked for clarification on section G regarding loading docks and the proximity to residents.

Mr. Zamft interjected that both a parking study and traffic study were conducted for this site evaluating future needs and traffic patterns post-development. Mr. Zamft suggested on the subject of loading docks there's a section in our code where the wording can be replicated for the standards. It will say something to the effect of "For hotels all deliveries, refuse, HVAC and emergency vehicles etc... shall be located in such locations to minimize impact according to Zoning Code 1166.0."

Ms. Miles asked if at one point was there a fixed loading deck in the area.

Ms. Cohen: "Yes".

The Planning Commission had no comment on vehicular circulation, pedestrian circulation.

Mr. Brown commented that due to nonpublic streets on the site, there will be no public sidewalks. He feels it is dangerous to assume that people will just walk freely amongst the site. He suggested that there be signs for pedestrian safety.

Ms. Knittel gave a back ground on the zoning code pertaining side walk safety.

The Commission went on to discuss landscaping and the preservation of the natural environment, and there were no changes to the language.



Ms. Wobig echoed her previous comment of ensuring that the historical aspect was protected.

Ms. Cohen opened the floor public comment.

Mr. May of Compton Road came forth, expressing his disapproval of the project, explaining the disadvantages he would face if this was approved. He also asked for the explanation of front, side, and back and how it would be determined for this project.

Ms. Knittel explained the difference between each section of the project site.

Ms. Ranmerman spoke in agreement of the possibility of a hotel, and mentioned that she loves to walk the neighborhood, however, her concern was the height of the building and how that would affect the surrounding properties.

Ms. Cohen explained that all of the development phases will require a Conditional Use Permit. Every Conditional Use Permit contains conditions that standards that ensure the surrounding properties are not adversely affected. If such issues arise, The Applicant is required to work with Planning Staff to rectify any issues.

Mr. Brown discussed if the height of the building could be a raise of concern for neighbors.

Ms. Cindy came forth affirmed the oath. She wanted to express her concern regarding lights that may be too bright. She also spoke on concerns pertaining to lighting at the building that on Delaware Road. She feels bad for those in the area that have to endure this issue.

Ms. Knittel gave information on the Mayor's Action Center to help with any concerns that residents may have.

Mr. Mandy spoke on the Mayor's Action Center, and new possible development presented by Mr. Volpe and how he feels that the project has been presented to the public without community input. He just asked for help in finding information on the project.

Ms. Cohen explained that the Planning Commission has no power over this particular project, and that they would need to go to a City Council meeting to raise those concerns.

Mr. May came back to echo the frustration of the past comments.

Ms. Sable stated that she is a developer of this project, and went on to explain the process of the project and how it will be a positive addition to public as well as the community as a whole.

Mr. Horowitz motioned approval to move to council of Project No. 24-33 [Sustainable Community Associates], Park Synagogue S-2 Development (PPN 684-34-014, 684-34-015, 684-35-025), review of Development Plan and work session on S-2 Planned Development Standards recommendation to Council per Zoning Code chapters 1111, 1115, 1119, 1141, 1145, 1151, 1153, with the adjusted language.

Mr. Brown seconded the motion; which h was carried 6-0.

### **OLD BUSNIESS**

Ms. Knittel briefly discussed the last meeting about place of worship and how it will come back to the Planning Commission at a later date.

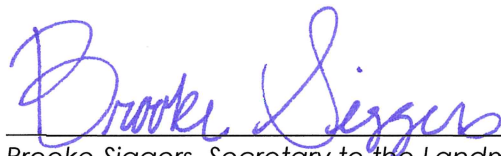
### **NEW BUSSINESS**

None.

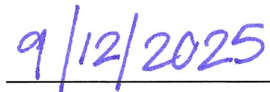
### **ADJOURNMENT**

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,



Brooke Siggers, Secretary to the Landmark Commission

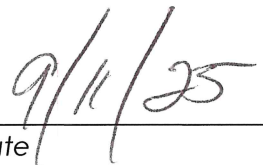


Date

Approved,



Jessica Cohen, Planning Commission Chair



Date

