



# CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION AGENDA OCTOBER 21, 2025

The Planning Commission of the City of Cleveland Heights will hold a regular meeting at **7:00 P.M. on Tuesday, October 21, 2025** in Council Chambers, on the second floor at City Hall, 40 Severance Circle.

## A G E N D A

1. Call to order
2. Approval of minutes for the September 11, 2025 regular Planning Commission meeting
3. **Proj. No. 25-21 Shell [TRUE NORTH ENERGY LLC], 2310 Lee, 'C2-X' Multiple-Use**, requests a revision to their Conditional Use Permit to allow them to operate twenty-four (24) hours daily per Code Chapters 1111, 1115, 1131, 1151, 1153, 1161, 1163, & 1166. **THIS CASE HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT.**
4. **[PRELIMINARY REVIEW] Project No. 25-22 Severance Town Center Proposed Zoning Text Amendment and Zoning Map Change referral from City Council** regarding the zoning map to create a Zoning Overlay District for the entire Severance Circle properties (inside and outside of the ring road) zoned 'S-1' Mixed-Use and adjacent properties (PPNs 683-33-003 and 683-33-004). No action will be taken. *Contingent upon Council referral action taking place on October 20, 2025. **OCTOBER 20, 2025 COUNCIL REFERRAL WILL NOT OCCUR: DISCUSSION WILL TAKE PLACE UNDER NEW BUSINESS.***
5. Old Business
  - (a) Conditional Use Permit review with potential revocation process
  - (b) Annual Zoning Code Review
6. New Business
7. Adjournment

**NOTE:** If your property is adjacent to this case, you received this notice as an invitation to learn about and comment on the project prior to or during the Planning Commission meeting. For more information visit <https://www.clevelandheights.com/410/planning-commission-cases>.

Comments are welcomed at the public hearing. Comments emailed to [planningcommission@clevelandheights.gov](mailto:planningcommission@clevelandheights.gov) will be shared with the Planning Commission members and the applicants prior to the meeting. Please include your name and address in your email comments. These comments will be entered into the Planning Commission case record.

# **TIMELINE OF PUBLIC MEETINGS FOR SEVERANCE TOWN CENTER AND ADJACENT PROPERTIES ZONING AMENDMENT**

*updated October 17, 2025*

## **TUESDAY, OCTOBER 21, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Planning Commission will hear a presentation from MPACT about form base code.

*No action will be taken.*

***\*PUBLIC COMMENT OPPORTUNITY\****

## **MONDAY, NOVEMBER 3, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

City Council First Reading of Zoning Amendments Ordinance(s)

*Zoning is then referred to Planning Commission for review and comments. Planning Commission has a minimum of 30 days and a maximum of 60 days to comment. A public hearing date is then established.*

***\*PUBLIC COMMENT OPPORTUNITY\****

## **WEDNESDAY, NOVEMBER 12, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Planning Commission reviews zoning code amendments at the regular meeting.

*No action will be taken.*

***\*PUBLIC COMMENT OPPORTUNITY\****

## **WEDNESDAY, NOVEMBER 17, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN EXECUTIVE CONFERENCE ROOM**

Joint City Council Committee of the Whole and Planning & Development Committee of Council meeting to discuss zoning code amendments.

*No action will be taken.*

## **TUESDAY, DECEMBER 2, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Council Public Hearing on the Proposed Zoning Code Amendments

***\*PUBLIC COMMENT OPPORTUNITY\****

## **WEDNESDAY, December 10, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

Planning Commission reviews zoning code amendments and makes recommendation to City Council at the regular meeting.

***\*PUBLIC COMMENT OPPORTUNITY\****

## **MONDAY, DECEMBER 15, 2025 AT 7:30 P.M. – 40 SEVERANCE CIRCLE IN COUNCIL CHAMBERS**

City Council consideration of adoption of the Zoning Amendments

***\*PUBLIC COMMENT OPPORTUNITY\****