

# CITY OF CLEVELAND HEIGHTS PLANNING COMMISSION

## MINUTES FOR THE OCTOBER 21, 2025 REGULAR MEETING

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At 7:00 P.M. on Tuesday, October 21, 2025, a regular 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  
Ken Surratt  
Jessica Wobig  
Robert Brown  
Leonard Horowitz

### **PLANNING COMMISSION**

#### **MEMBERS ABSENT**

None

### **STAFF PRESENT**

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

### **COUNCIL PRESENT**

None

### **CALL TO ORDER**

Chair Cohen called the meeting to order at 7:00 P.M. and welcomed the audience to the October 21, 2025, regular meeting of the Cleveland Heights Planning Commission.

### **APPROVAL OF MINUTES**

Minutes for the September 11, 2025 Regular Meeting will be approved at the November 12, 2025 meeting.

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

### **PROJ. NO. 25-21 SHELL (TRUENORTH)**

Ms. Siggers reported that The Applicant withdrew their case due to concerns from the public and Police Department, and that Planning Staff recommended that they meet with Police Chief Britton prior to bringing their case to the Planning Commission for a public hearing if they choose to do so in the future.

### **[PRELIMINARY REVIEW] PROJECT NO. 25-22 SEVERANCE TOWN CENTER PROPOSED ZONING TEXT AMENDMENT AND ZONING MAP CHANGE**

Because council referral did not take place on October 20, 2025, discussion will take place under new business and no formal actions will be taken at this time.

### **OLD BUSSINESS**

None.

### **NEW BUSSINESS**

Ryan Porter gave a PowerPoint Presentation explaining form-based code and how it may be utilized for the redevelopment of Severance Town Center.

After Mr. Porter's presentation, the Planning Commission had a brief discussion among each other regarding form-based code and the future of Severance Town Center. it was decided that Mr. Porter will come back with additional information in order to officially review the project.

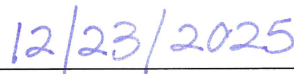
Ms. Knittel gave a presentation updating the Commission on the Zoning Amendments, explaining the process of how this might be brought forth to Council, and adding that she will send a "YouTube" video that further details form-based code legislation. She mentioned that there are dates that have been given for the remainder of the year for all meetings regarding the Zoning Amendments.

### **ADJOURMENT**

This meeting was adjourned at 8:30 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Brooke Siggers, Secretary to the Landmark Commission

  
\_\_\_\_\_  
Date

Approved,

  
\_\_\_\_\_  
Jessica Cohen, Planning Commission Chair

12/23/25  
\_\_\_\_\_  
Date

